



Sarasota Housing Authority (SHA)

269 S. Osprey Avenue, #100, Sarasota, FL 34236

Annual Meeting of the Board of Commissioners

McCown Towers Board Room, 1300 Blvd of the Arts

August 27, 2025, 4:30 P.M.

AGENDA

NOTES

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL**
- V. APPROVAL OF MINUTES**
 - A. Regular Board Meeting – July 23, 2025
 - Commissioners Present (5 of 7)
- VI. APPROVAL OF AGENDA**
 - A. Annual Board Meeting – August 27, 2025
- VII. SPECIAL PRESENTATIONS**
 - A. SHA Partner Introductions (SRQ Strong)
 - B. City Commission Liaison Update
- VIII. PUBLIC PRESENTATIONS (3 Minute Time Limit)**
- IX. NOMINATION & ELECTION OF OFFICERS**
- X. APPOINTMENT OF COMMITTEE CHAIRS (As Requested)**
 - A. Ad Hoc Development (Current)
- XI. RESOLUTIONS – Accepted By Consent**
 - A. Res 25-16: Charitable Contributions Policy

XII. OLD BUSINESS

- A. Development Updates / Redevelopment Report
 - McCown North Tower/Parking Garage
 - Groundbreaking Event (Cypress II & Lofts II)
 - Lofts on Lemon (Phase II)
 - Cypress (Phase II) Courts II / Amaryllis III
 - Cypress III / Amaryllis IV & Central Gardens (22nd St.)
- B. President/CEO Evaluation

XIII. NEW BUSINESS

- A. New McCown Tower/Interim Parking Solutions
- B. Consideration of Letter from Community Leaders asking to Reinstate Former Courts Names into New Amaryllis Park Place Campus Developments

XIV. PROGRAM UPDATES – Accepted By Consent

- A. Monthly Financial Statements
 - SHA
 - Janie’s Garden
- B. Board Committee Meeting Minutes
 - Ad Hoc Development – 08/14/25
- C. Housing Choice Voucher Report
- D. Housing Management Reports
- E. Capital Improvement Report
- F. Resident Services Monthly Report
- G. Sarasota Housing Authority Agency-Wide Resident Council (SHAARC) Board Report (*if submitted*)

XV. COMMISSIONER ANNOUNCEMENTS/COMMENTS

XVI. ADJOURNMENT

Next Meeting: Wednesday, September 24, 2025



Sarasota Housing Authority (SHA)
269 South Osprey Avenue
Sarasota, Florida 34236

Board Meeting
McCown Towers Board Room
July 23, 2025
4:30 P.M.

- I. **CALL TO ORDER:** Chair Taylor called the regular meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:34 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**
Commissioners Present: Chair Ernestine Taylor, Vice Chair John Colón (in at 4:46 pm), Commissioner David Morgan (Virtual), Commissioner Jack Meredith and Commissioner Philip DiMaria (in at 4:43 pm)
Commissioners Not Present: Commissioners Carolyn Mason and Nicole Roman
Invited Attendees: City Commissioner Jen Ahearn-Koch, County Commissioner Mark Smith & Attorney Ric Gilmore
SHA Personnel: William Russell and Andrea Keddell
- V. **APPROVAL OF MINUTES (Done After Old Business)**
 - A. SHA Regular Board Meeting – May 28, 2025
 - Chair Taylor put up the minutes from the May 28, 2025, Regular Board Meeting for approval.
 - Commissioner Colón made a motion to approve the minutes. Commissioner Meredith seconded the motion.
 - The motion was voted on and passed unanimously. Commissioner DiMaria voted present.
- VI. **APPROVAL OF AGENDA (Done After Old Business)**
 - A. SHA Regular Board Agenda – July 23, 2025
 - Chair Taylor put up the agenda for the July 23, 2025, Regular Board Meeting for approval.
 - Commissioner Morgan made a motion to approve the agenda. Commissioner Meredith seconded the motion.
 - The motion was voted on and passed unanimously.
- VII. **SPECIAL PRESENTATION**
 - A. City Commission Liaison Update
 - City Commissioner Jen Ahearn-Koch reported Lemon Ave is to open back up for traffic on Friday and that Mr. Russell has been discussing the 1st Street project with the City Manager.

VIII. PUBLIC PRESENTATION

- A. Ms. Marianne Dean, a resident of McCown Tower:
- Ms. Dean addressed the board and reported that she has concerns about the treatment of residents by the reception staff at McCown. She's lived here for over 6 years, and the treatment of the current staff is much different than what it was in the past. She reports that there's demeaning and disrespectful treatment by the current reception staff. She also reports that during her most recent recertification when trying to show her most recent paystubs that she was accused of trying to commit fraud by asking staff to wait for the most recent stubs to show the most current pay. She states that residents are not allowed to defend or advocate for themselves without an argument from the current staff.
- B. Ms. Sheryl Harden, a resident of the McCown Annex:
- Ms. Harden addressed the board and inquired about the surrounding construction going on in the area and expressed concern about how close they are to the Annex/Tower building. She further explained that the alleyway is very tight, with little room for parking and driving down the alley.

IX. RESOLUTIONS – ACCEPTED BY CONSENT

- A. None

-
- N/A

X. OLD BUSINESS

- A. City Art Project (Amaryllis)
- Mr. Russell reported that he's been working with Cierra Coleman, the City's Public Art Director, on a mural project for our buildings. The 1st project being proposed is for Amaryllis Park Place on 2012 N. Orange Ave. Mr. Russell states he will bring mural proposals back to the board and all board members were asked to submit any potential artists they'd want included in the outreach.

XI. NEW BUSINESS

- A. ACH Vendor Payments vs Check Payments
- Mr. Russell went over the handout from the board packet listing the benefits for using ACH vs check payments. Mr. Russell pointed out that this is a more secure option and also that he would be the only SHA team member with the authority to approve the ACH disbursement. It was also pointed out that any ACH over \$3,000 would need Board approval by the Chair or Vice Chair. Discussion took place on the pros and cons and Commissioner Colon expressed that he wasn't necessarily in favor of it but if it's approved, he'd only want this in place while Mr. Russell is the CEO. Commissioner DiMaria suggested it be put in place for a trial, 12-month, period.
 - Commissioner Colón made a motion to approve ACH Vendor Payments for the current President and CEO. Commissioner DiMaria seconded the motion. The motion was voted on and passed unanimously.

B. President/CEO Evaluation

- Attorney Gilmore addressed the board stating he'd only received 4 completed evaluations and requested the remaining Board members finalize and submit their completed evaluations to Attorney Gilmore prior to the next board meeting so that the results can be presented during the August board meeting.
- Commissioner Morgan brought up recent items that were discussed at the recent Board Retreat. The Retreat notes were submitted to Mr. Russell who has already begun implementing some of the requested actions. One overall item requested was to improve customer service. Commissioner Meredith added that they'd discussed allowing "open" office hours during certain times of the day/week.
 - The board was informed that the notes were typed up and that Mr. Russell will be scheduling a meeting with Commissioner Morgan to discuss the retreat notes.

XII. PROGRAM UPDATES – ACCEPTED BY CONSENT

- A. Monthly Financial Statements
- B. Board Committee Meeting Minutes
- C. Housing Choice Voucher Report
- D. Housing Management Reports
- E. Capital Improvement Report
- F. Resident Services Monthly Report
- G. Resident Advisory Board/Sarasota Housing Authority Agency-Wide Resident Council (SHAARC) Board Report (*not submitted*)

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- Commissioner Colón made a motion to accept the Program Updates Consent Agenda. Commissioner Morgan seconded the motion.
 - The motion was voted on and passed unanimously.

XIII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Mr. Russell welcomed new commissioner Philip DiMaria Jr. to the SHA Board. He was appointed on Monday, 7/7/25.
- B. Commissioner Colón reported recently attending the SERC-NAHRO Conference in Atlanta. He spent three days learning about low-income housing tax credits and found it very interesting.
- C. Commissioner DiMaria thanked everyone for welcoming him to the board and to City Commissioner Jen Ahearn-Koch for affirming the Mayor's appointment. He's looking forward to serving with everyone.
- D. Commissioner Morgan congratulated Commissioner DiMaria on his appointment.
- E. Commissioner Colón thanked County Commissioner Mark Smith for his attendance at this meeting.

XIV. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:15 pm.



Sarasota Housing Authority (SHA)

Board Meeting

July 23, 2025

VIII. PUBLIC PRESENTATION AGENCY RESPONSE

1. **Ms. Marianne Dean**, Resident from the McCown Towers, addressed the board and reported that she has concerns about the treatment of residents by the reception staff at McCown. She's lived here for over 6 years, and the treatment of the current staff is much different than what it was in the past. She reports that there's demeaning and disrespectful treatment by the current reception staff. She also reports that during her most recent recertification when trying to show her most recent paystubs that she was accused of trying to commit fraud by asking staff to wait for the most recent stubs to show the most current pay. She states that residents are not allowed to defend or advocate for themselves without an argument from the current staff.

Agency Response Provided In-Person to presenter on: 7/23/25

- *Mr. Russell spoke to Ms. Dean (and other residents) after the meeting several times. SHA takes her feedback seriously and we are making changes to improve the residents' experience at McCown Tower.*

2. **Ms. Sheryl Harden**, Resident from McCown Annex, addressed the board and inquired about the surrounding construction going on in the area and expressed concern about how close they are to the Annex/Tower building. She further explained that the alleyway is very tight, with little room for parking and driving down the alley.

Agency Response Memo-Hand Delivered to presenter on: 8/19/25

- *While the Gallery construction is in very close proximity to the McCown Annex property, the city has approved both the staging plan as well as the internal and proximate vehicle circulation and parking access for residents.*

**SARASOTA HOUSING AUTHORITY (SHA)
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners

Resolution Number: 25-16

The Board of Commissioners is requested to approve the above-referenced resolution to:

Establish a policy and protocol for charitable donation/event sponsorship requests.

2. Who is making request:

- A. Entity: SHA
B. Project: Charitable Contributions Policy
C. Originator: William Russell

3. Cost Estimate (if applicable):

N/A

Narrative:

The CEO needs the Board to be the arbiter of what events and/or charities SHA/SHFC should sponsor or support. Commissioners come to the CEO with requests, and given the reporting relationship, it would be better to bring such requests to the full Board rather than ask the CEO to be the decision-maker.

Attachments (if applicable):

See attached draft policy received by our general counsel Ric Gilmore, based on a similar policy that another PHA in FL uses.

Acknowledgement:

SHA staff assures the Board of Commissioners that this resolution complies with all applicable HUD rules, regulations and/or guidance, and all applicable federal, state, and/or local laws, as may be amended.

RESOLUTION 25-16

RESOLUTION APPROVING THE CHARITABLE CONTRIBUTIONS POLICY

WHEREAS the Sarasota Housing Authority (SHA) proactively works with organizations that provide services to our communities and strives to be a positive example of civic leadership;

WHEREAS SHA cannot use federal funds for any type of charitable donations - only funds generated from non-federal programs can be used for such contributions; and

WHEREAS with the assistance of legal counsel, a Charitable Contributions Policy, as attached herein, has been prepared as SHA is committed to follow the charitable contributions criteria as outlined in said Policy.

NOW THEREFORE, BE IT RESOLVED THAT:

The SHA Board of Commissioners hereby adopts the attached Charitable Contributions Policy, and resolves that it become effective immediately.

ACCEPTED BY: _____ DATE: _____
Ernestine Taylor,
Board Chair

ATTESTED BY: _____ DATE: _____
William O. Russell III,
President & CEO



Adopted: 08/27/25	CHARITABLE CONTRIBUTIONS POLICY	Resolution #: 25-16
Revision #: N/A		Revision Date: N/A

Generally, housing authorities do not donate to other charities. In fact, the Sarasota Housing Authority (SHA) cannot use federal funds for any type of charitable donations. Only funds generated from non-federal programs will be used for any such contributions. The success and financial viability of SHA, Sarasota Housing Funding Corp (SHFC) and their attendant programs for our residents will always need to be our primary concern. Therefore, it is important that SHA follows the charitable contributions criteria outlined below:

General Charitable Contribution Criteria

Any family, group or organization (Requesting Entity) requesting corporate sponsorship or charitable donation from SHA must at a minimum meet the following criteria:

- Be located in Sarasota County;
- Submit a written request and provide supporting documentation to the satisfaction of SHA. Any written request that involves an expenditure of One Hundred Dollars (\$100.00) or more shall be submitted by the SHA CEO to its Board of Commissioners (Board) for consideration;
- If submitted to the SHA Board for consideration, any Board member that has any connection with the Requesting Entity, either directly or indirectly, will make full disclosure of that fact during the Board meeting;
- The CEO and/or the Board will consult the SHA legal counsel about how to proceed if a conflict of interest or perceived conflict of interest exists concerning the request by the Requesting Entity; and
- The charitable contribution request must be submitted at least seven (7) days in advance of the board meeting preceding the event.

The following Requesting Entities are generally ineligible to receive contributions from the SHA, as determined in the sole discretion of the CEO and/or the Board:

- Individuals raising funds for personal activities;
- Political organizations or candidates for public office;
- Requests that are sensitive, controversial, or harmful or that pose a potential conflict of interest to the SHA, including the Board, as determined in the sole discretion of the CEO and/or the Board, with advice from the SHA legal counsel;
- Organizations that discriminate on the basis of race, religion, age, color, sex, disability, national origin, ancestry, marital status, sexual orientation, or veteran status; and
- Contributions for events/activities that have already occurred or are redundant.



269 S. Osprey Ave, Sarasota, Florida 34236 (941)
(941) 361-6210

SPONSORSHIP/DONATION REQUEST FORM

Sarasota Housing Authority (SHA) proudly supports our community and the organizations that improve it. Filling out this form will help us better understand your request, how well you meet the criteria and determine how best we can assist your organization.

Date:

ORGANIZATION INFORMATION

Organization Name:

Street Address:

City:

State:

Zip:

Website Address:

Telephone Number:

Tax ID #:

Year organization was founded:

Organization Description:

Organization Mission Statement (Please provide your organization mission statement in 100 words or less.)

AUTHORIZED REPRESENTATIVE INFORMATION

Authorized Representative's Name:

Representative's Email Address:

Representative's Phone Number:

ABOUT YOUR EVENT

Official name of the event:

Date(s) of event:

Time(s) and duration of event:

Physical location of event:

Total expected attendance:

Total event budget (Proposed budget must be submitted with this form.)

Event Summary: (Briefly describe the event for which you are seeking funds.)

How long has this event been in existence? (Please enter either NEW OR the number of years running if established.)

ABOUT YOUR SPONSORSHIP REQUEST

What are you requesting? Check all that apply:

☐

Money

☐

In-kind services

☐

Other

Monetary amount requested:

Has SHA provided assistance in the past for this event? If yes, please provide description of the type of assistance given.

SUPPORTING DOCUMENTATION

Please provide the following supporting documentation:

1. Detailed description or event flyer.
2. Form W-9 for Taxpayer Identification number or certification.
3. Proposed budget.

A sponsorship application is not completed unless it includes all of the documents listed above. Incomplete applications will not be considered.

SUBMIT FORM AND SUPPORTING DOCUMENTATION TO

☐ Mail to: The Sarasota Housing Authority, 269 S. Osprey Ave, Sarasota, FL 34236 – Attention: CEO; or

☐ Email to: akeddell@sarasotahousing.org

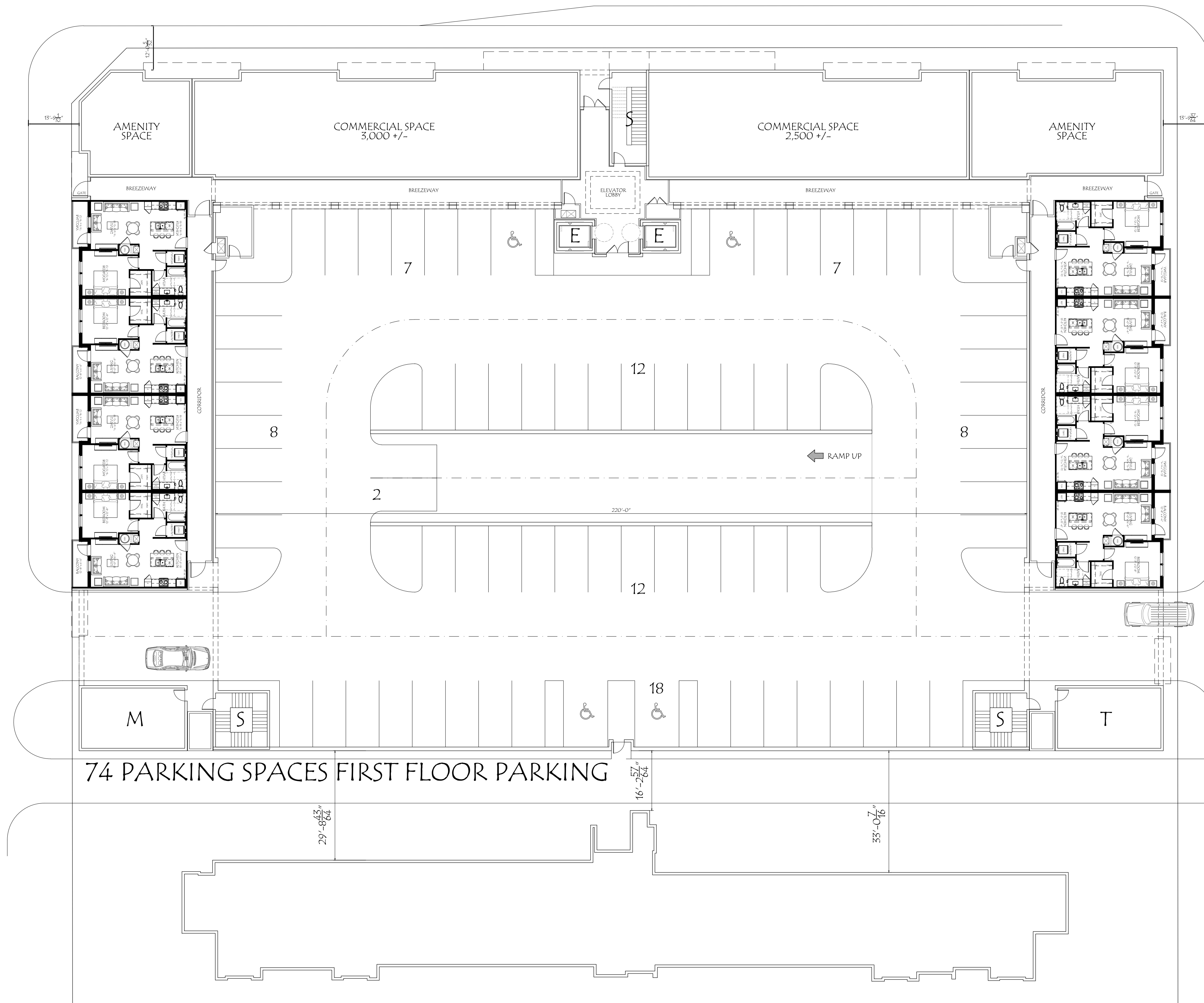
Please call 941-361-6210 if you have any questions.

Signature of Authorized Representative

Date



McCown Tower Plans
Ad Hoc Dev Mtg-7/10/25



UNITS - 5 STORY RESIDENTIAL	
S1	16
A1	76
A2	4
TOTAL	96

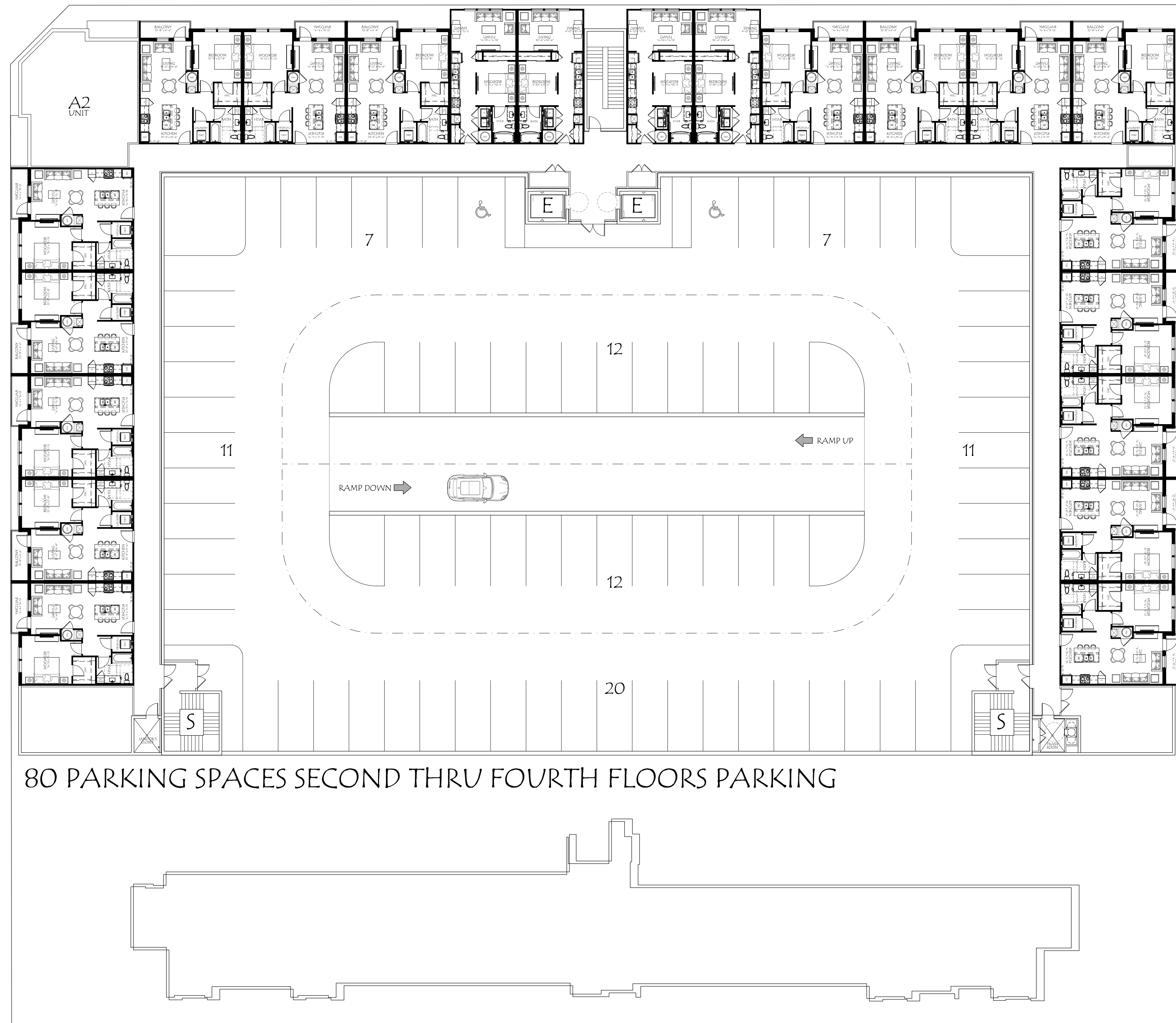
PARKING - 4 STORY PARKING	
REGULAR	302
HC	12
TOTAL	314
96 UNITS x 1.3 = 125 SPACES	

COMMERCIAL / RESIDENTIAL / GARAGE -1ST FLOOR
SMITH HENZY - SARASOTA

24-xxx

SCALE: 1" = 1/16

05-15-2025



RESIDENTIAL / GARAGE - 2ND FLOOR

SMITH HENZY - SARASOTA

24-xxx

SCALE: 1" = 1/16

05-15-2025

Sarasota Housing Authority

Cash Position

July 31, 2025

Cash	
Annex Operating	2,255,026.76
Bertha Mitchell	2,495,401.79
Business Activities Operating	186,624.89
The Courts	56,696.10
Energy Grant Program	6.93
HCV - HAP	530,998.71
HCV - Admin Reserve	1,630,593.90
McCown Tower/Tower LIHTC Operating	172,185.61
Resident Services	177,785.00
SHMC	21,403.49
Towers Operating	9,151.26
Annex Security Deposit	27,239.07
Bertha Mitchell Security Deposit	23,987.45
Tower LIHTC Security Deposit	
McCown Tower Development/Construction	37,518.00
McCown Tower Replacement Reserve	261,486.49
McCown Tower Operating Deficit Reserve	305,937.88
McCown Tower Insurance Escrow	214,909.13
Rosemary Cohen	5,329.92
Development Account	2,067,814.06
Litigations Proceeds Account	1,042.00
HCV FSS Escrow	235,252.92
PHA FSS Escrow	32,998.86
FSS Escrow	189,624.00
SHFC - Operating	1,167,483.06
SHFC - Reserve	545,228.66
Total Cash	<u><u>12,651,725.94</u></u>
Investments	
Courts Investment Account # 7321	1,035,452.78
Development Investment Account # 7320	2,824,884.17
HCV Reserve Investment Account # 2520	1,651,473.43
Litigation Investment Account # 2523	797,671.33
Rosemary Investment Account # 8524	203,475.12
Tower Investment Account # 8525	254,334.83
Annex Investment Account #9026	<u>1,014,242.73</u>
Total Investments	<u><u>7,781,534.39</u></u>
Total Cash and Investments	<u><u>20,433,260.33</u></u>

Sarasota Housing Authority
Operating Statement
Five Months Ending 08/31/2025
Program: Annex Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TENANT REVENUE								
3703.00 Tenant Dwelling Rental	27,565.00	19,741.67	7,823.33	137,267.00	98,708.33	38,558.67	236,900.00	(99,633.00)
3704.00.0ld Tenant Revenue Other	0.00	47.27	(47.27)	0.00	236.33	(236.33)	567.19	(567.19)
3704.10 Tenant Revenue - Late Fees	0.00	19.42	(19.42)	16.00	97.08	(81.08)	233.00	(217.00)
3704.20 Tenant Revenue - Maintenance Fees	0.00	114.42	(114.42)	4,174.05	572.08	3,601.97	1,373.00	2,801.05
3704.30 Tenant Revenue - Other	20.00	22.83	(2.83)	100.00	114.17	(14.17)	274.00	(174.00)
TOTAL TENANT REVENUE	27,585.00	19,945.61	7,639.39	141,557.05	99,727.99	41,829.06	239,347.19	(97,790.14)
HUD REVENUE								
3710.00 HUD HAP Revenue	0.00	107,513.50	(107,513.50)	578,792.00	537,567.50	41,224.50	1,290,162.00	(711,370.00)
TOTAL HUD REVENUE	0.00	107,513.50	(107,513.50)	578,792.00	537,567.50	41,224.50	1,290,162.00	(711,370.00)
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	0.00	0.00	0.00	11.05	0.00	11.05	0.00	11.05
3714.50 Vacancy Loss	0.00	(987.08)	987.08	0.00	(4,935.42)	4,935.42	(11,845.00)	11,845.00
3715.00 Other Revenue	0.00	183.08	(183.08)	10,812.34	915.42	9,896.92	2,197.00	8,615.34
3715.01 Laundry Revenue	372.92	480.67	(107.75)	1,687.53	2,403.33	(715.80)	5,768.00	(4,080.47)
3715.02 Dividend Revenues	0.00	0.00	0.00	3,584.55	0.00	3,584.55	0.00	3,584.55
TOTAL OTHER OPERATING REVENUE	372.92	(323.33)	696.25	16,095.47	(1,616.67)	17,712.14	(3,880.00)	19,975.47
TOTAL INCOME	27,957.92	127,135.78	(99,177.86)	736,444.52	635,678.82	100,765.70	1,525,629.19	(789,184.67)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	0.00	29,024.67	29,024.67	143,990.24	145,123.33	1,133.09	348,296.00	204,305.76
4912.00 Audit Fee Expense	0.00	987.08	987.08	0.00	4,935.42	4,935.42	11,845.00	11,845.00
4912.10 Accounting Fees	0.00	268.92	268.92	3,048.72	1,344.58	(1,704.14)	3,227.00	178.28
4914.00 Marketing & Advertising	0.00	17.17	17.17	393.59	85.83	(307.76)	206.00	(187.59)
4914.01 Marketing/Advertising Expense	0.00	0.00	0.00	65.83	0.00	(65.83)	0.00	(65.83)
4915.00 Administrative EBC Expenses	0.00	9,498.83	9,498.83	47,060.93	47,494.17	433.24	113,986.00	66,925.07
4916.00 Office Supplies Expense	0.00	492.08	492.08	1,454.95	2,460.42	1,005.47	5,905.00	4,450.05
4917.00 Legal Expense	0.00	1,087.17	1,087.17	10,993.22	5,435.83	(5,557.39)	13,046.00	2,052.78
4918.00 Travel Expenses	0.00	515.00	515.00	4,373.29	2,575.00	(1,798.29)	6,180.00	1,806.71
4919.01 Telephone Expense	0.00	835.42	835.42	3,425.26	4,177.08	751.82	10,025.00	6,599.74
4919.02 Dues/Subsription Expense	0.00	549.33	549.33	1,385.81	2,746.67	1,360.86	6,592.00	5,206.19
4919.03 Commissioner Training/Travel	0.00	629.42	629.42	4,437.36	3,147.08	(1,290.28)	7,553.00	3,115.64
4919.04 Training Expense	0.00	618.00	618.00	2,650.33	3,090.00	439.67	7,416.00	4,765.67
4919.07 Postage Expense	0.00	57.17	57.17	260.02	285.83	25.81	686.00	425.98
4919.08 Vehicle Repair Expense	0.00	251.75	251.75	162.27	1,258.75	1,096.48	3,021.00	2,858.73
4919.09 Office Lease Expense	0.00	1,030.00	1,030.00	3,510.32	5,150.00	1,639.68	12,360.00	8,849.68
4919.10 Small Hand Tools	0.00	45.75	45.75	7.31	228.75	221.44	549.00	541.69
4919.11 Internet Expense	0.00	400.50	400.50	1,251.54	2,002.50	750.96	4,806.00	3,554.46

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.12 Investigations	0.00	200.25	200.25	399.00	1,001.25	602.25	2,403.00	2,004.00
4919.13 Court Costs	0.00	171.67	171.67	0.00	858.33	858.33	2,060.00	2,060.00
4919.14 Bank charges	0.00	0.00	0.00	10.15	0.00	(10.15)	0.00	(10.15)
4919.15 Admin. General Contracts	0.00	3,433.33	3,433.33	6,762.15	17,166.67	10,404.52	41,200.00	34,437.85
4919.16 Admin. Equipment Contracts	0.00	572.17	572.17	1,681.19	2,860.83	1,179.64	6,866.00	5,184.81
TOTAL ADMINISTRATIVE EXPENSE	0.00	50,685.68	50,685.68	237,323.48	253,428.32	16,104.84	608,228.00	370,904.52
TENANT SERVICES								
4921.00 RS - Supplies	0.00	0.00	0.00	18.36	0.00	(18.36)	0.00	(18.36)
4921.03 RS- Tenant Service	0.00	113.83	113.83	25.55	569.17	543.62	1,366.00	1,340.45
4921.04 Resident Council Stipend	0.00	113.83	113.83	0.00	569.17	569.17	1,366.00	1,366.00
4921.041 Resident Council Expenses	0.00	113.92	113.92	30.63	569.58	538.95	1,367.00	1,336.37
TOTAL TENANT SERVICES	0.00	341.58	341.58	74.54	1,707.92	1,633.38	4,099.00	4,024.46
UTILITY EXPENSE								
4931.00 Water Expenses	0.00	2,489.83	2,489.83	7,084.07	12,449.17	5,365.10	29,878.00	22,793.93
4932.00 Electricity Expense	0.00	3,264.92	3,264.92	10,853.60	16,324.58	5,470.98	39,179.00	28,325.40
4933.00 Gas Expense	0.00	435.17	435.17	2,300.97	2,175.83	(125.14)	5,222.00	2,921.03
4934.00 Trash Expense	0.00	1,989.25	1,989.25	7,000.59	9,946.25	2,945.66	23,871.00	16,870.41
4935.00 Sewer Expense	0.00	3,664.67	3,664.67	10,195.20	18,323.33	8,128.13	43,976.00	33,780.80
TOTAL UTILITY EXPENSE	0.00	11,843.84	11,843.84	37,434.43	59,219.16	21,784.73	142,126.00	104,691.57
MAINTENANCE								
4941.00 Maintenance Labor	0.00	4,625.83	4,625.83	22,257.54	23,129.17	871.63	55,510.00	33,252.46
4942.00 Materials Expense	0.00	286.08	286.08	54.51	1,430.42	1,375.91	3,433.00	3,378.49
4942.02 Appliance Parts	0.00	91.50	91.50	0.00	457.50	457.50	1,098.00	1,098.00
4942.05 Roof	0.00	343.33	343.33	0.00	1,716.67	1,716.67	4,120.00	4,120.00
4942.06 Doors	0.00	228.83	228.83	0.00	1,144.17	1,144.17	2,746.00	2,746.00
4942.08 Electrical Parts	0.00	286.08	286.08	97.89	1,430.42	1,332.53	3,433.00	3,335.11
4942.10 Exterior Supplies	0.00	228.83	228.83	3,451.76	1,144.17	(2,307.59)	2,746.00	(705.76)
4942.12 Fire Protection	0.00	136.17	136.17	4,245.05	680.83	(3,564.22)	1,634.00	(2,611.05)
4942.14 Flooring	0.00	1,350.42	1,350.42	542.04	6,752.08	6,210.04	16,205.00	15,662.96
4942.16 Hardware	0.00	107.83	107.83	101.61	539.17	437.56	1,294.00	1,192.39
4942.18 HVAC Parts	0.00	296.33	296.33	3,910.05	1,481.67	(2,428.38)	3,556.00	(354.05)
4942.20 Janitorial Supplies	0.00	202.17	202.17	896.31	1,010.83	114.52	2,426.00	1,529.69
4942.21.old Unit Turn Supplies	0.00	85.00	85.00	0.00	424.98	424.98	1,019.94	1,019.94
4942.22 Keys/Locks	0.00	194.50	194.50	92.83	972.50	879.67	2,334.00	2,241.17
4942.24 Landscape Materials	0.00	57.17	57.17	21.55	285.83	264.28	686.00	664.45
4942.26 Lighting/Fixtures	0.00	297.50	297.50	599.01	1,487.50	888.49	3,570.00	2,970.99
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	228.83	228.83	0.00	1,144.17	1,144.17	2,746.00	2,746.00
4942.33 Non-Capital Appliances	0.00	607.00	607.00	0.00	3,035.00	3,035.00	7,284.00	7,284.00
4942.34 Paint/Drywall Material	0.00	673.50	673.50	1,749.00	3,367.50	1,618.50	8,082.00	6,333.00
4942.36 Plumbing Parts	0.00	339.92	339.92	537.67	1,699.58	1,161.91	4,079.00	3,541.33
4942.38 Windows - Glass/Screens	0.00	228.83	228.83	222.60	1,144.17	921.57	2,746.00	2,523.40
4943.01 Alarm Expense	0.00	64.08	64.08	750.00	320.42	(429.58)	769.00	19.00
4943.02 Uniform Expenses	0.00	97.25	97.25	290.94	486.25	195.31	1,167.00	876.06
4943.03 Lawn Maintenance	0.00	1,373.33	1,373.33	4,023.56	6,866.67	2,843.11	16,480.00	12,456.44
4943.04 Electrical Contractor	0.00	23.33	23.33	0.00	116.67	116.67	280.00	280.00
4943.05 Plumbing Contractor	0.00	1,373.33	1,373.33	0.00	6,866.67	6,866.67	16,480.00	16,480.00
4943.06 HVAC Contractor	0.00	1,090.83	1,090.83	0.00	5,454.17	5,454.17	13,090.00	13,090.00
4943.07 Elevator Maintenance Exp.	0.00	366.17	366.17	1,761.40	1,830.83	69.43	4,394.00	2,632.60

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4943.08 Bug Maintenance Contract	0.00	43.42	43.42	1,350.00	217.08	(1,132.92)	521.00	(829.00)
4943.09 Fire Inspections	0.00	662.33	662.33	1,622.50	3,311.67	1,689.17	7,948.00	6,325.50
4943.10 Routine Maintenance Exp.	0.00	1,945.50	1,945.50	5,009.50	9,727.50	4,718.00	23,346.00	18,336.50
4943.11 A & E Expenses	0.00	343.33	343.33	11,712.83	1,716.67	(9,996.16)	4,120.00	(7,592.83)
4943.13 Painting/Drywall Contractor	0.00	457.75	457.75	300.00	2,288.75	1,988.75	5,493.00	5,193.00
4943.15 Camera Maintenance	0.00	114.42	114.42	0.00	572.08	572.08	1,373.00	1,373.00
4943.16 Outside Labor	0.00	686.67	686.67	230.79	3,433.33	3,202.54	8,240.00	8,009.21
4943.18 Construction	0.00	104,166.67	104,166.67	140,633.85	520,833.33	380,199.48	1,250,000.00	1,109,366.15
4943.19 Repairs	0.00	1,144.42	1,144.42	0.00	5,722.08	5,722.08	13,733.00	13,733.00
4945.00 Maintenance Labor EBC	0.00	1,751.17	1,751.17	8,337.68	8,755.83	418.15	21,014.00	12,676.32
TOTAL MAINTENANCE	0.00	126,599.65	126,599.65	214,802.47	632,998.33	418,195.86	1,519,195.94	1,304,393.47
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	0.00	3,155.75	3,155.75	13,915.92	15,778.75	1,862.83	37,869.00	23,953.08
TOTAL PROTECTIVE SERVICES	0.00	3,155.75	3,155.75	13,915.92	15,778.75	1,862.83	37,869.00	23,953.08
INSURANCE EXPENSE								
4961.01 Property Insurance	0.00	4,040.50	4,040.50	9,178.74	20,202.50	11,023.76	48,486.00	39,307.26
4961.02 Liability Insurance	0.00	1,121.50	1,121.50	2,314.50	5,607.50	3,293.00	13,458.00	11,143.50
4961.03 Worker's Compensation Insurance	0.00	331.83	331.83	0.00	1,659.17	1,659.17	3,982.00	3,982.00
4961.04 Auto Insurance	0.00	1,030.00	1,030.00	2,879.35	5,150.00	2,270.65	12,360.00	9,480.65
TOTAL INSURANCE EXPENSE	0.00	6,523.83	6,523.83	14,372.59	32,619.17	18,246.58	78,286.00	63,913.41
GENERAL EXPENSE								
4962.00 General Expenses	0.00	666.33	666.33	5,393.44	3,331.67	(2,061.77)	7,996.00	2,602.56
5210.00 Appliances, Furniture, Equipment (over \$5,000)	0.00	801.08	801.08	3,307.78	4,005.42	697.64	9,613.00	6,305.22
TOTAL GENERAL EXPENSE	0.00	1,467.41	1,467.41	8,701.22	7,337.09	(1,364.13)	17,609.00	8,907.78
TOTAL EXPENSES	0.00	200,617.74	200,617.74	526,624.65	1,003,088.74	476,464.09	2,407,412.94	1,880,788.29
SURPLUS	27,957.92	(73,481.96)	(101,439.88)	209,819.87	(367,409.92)	(577,229.79)	(881,783.75)	(1,091,603.62)

Sarasota Housing Authority
Operating Statement
Four Months Ending 07/31/2025
Program: Business Activities Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
ADMINISTRATIVE REVENUE								
3707.10 Management Fee Revenue	0.00	0.00	0.00	24,263.79	0.00	24,263.79	0.00	24,263.79
TOTAL ADMINISTRATIVE REVENUE	0.00	0.00	0.00	24,263.79	0.00	24,263.79	0.00	24,263.79
OTHER OPERATING REVENUE								
3708.01 Other Government Grants - ARPA Funds	0.00	0.00	0.00	790,917.03	0.00	790,917.03	0.00	790,917.03
3711.00 Investment Income - Unrestrict	401.82	0.00	401.82	90,051.18	0.00	90,051.18	0.00	90,051.18
3715.00 Other Revenue	13,459.70	0.00	13,459.70	14,479.08	0.00	14,479.08	0.00	14,479.08
TOTAL OTHER OPERATING REVENUE	13,861.52	0.00	13,861.52	895,447.29	0.00	895,447.29	0.00	895,447.29
TOTAL INCOME	13,861.52	0.00	13,861.52	919,711.08	0.00	919,711.08	0.00	919,711.08
EXPENSES								
ADMINISTRATIVE EXPENSE								
4914.00 Marketing & Advertising	145.57	0.00	(145.57)	274.94	0.00	(274.94)	0.00	(274.94)
4914.01 Marketing/Advertising Expense	0.00	0.00	0.00	184.50	0.00	(184.50)	0.00	(184.50)
4917.00 Legal Expense	1,500.00	0.00	(1,500.00)	1,500.00	0.00	(1,500.00)	0.00	(1,500.00)
4919.00 Sundry	0.00	0.00	0.00	(10.26)	0.00	10.26	0.00	10.26
4919.02 Dues/Subscription Expense	0.00	0.00	0.00	75.00	0.00	(75.00)	0.00	(75.00)
4919.07 Postage Expense	0.00	0.00	0.00	59.68	0.00	(59.68)	0.00	(59.68)
4921.04 Resident Council Stipend	150.00	0.00	(150.00)	600.00	0.00	(600.00)	0.00	(600.00)
TOTAL ADMINISTRATIVE EXPENSE	1,795.57	0.00	(1,795.57)	2,683.86	0.00	(2,683.86)	0.00	(2,683.86)
UTILITIES EXPENSE								
4934.00 Trash Expense	174.44	0.00	(174.44)	174.44	0.00	(174.44)	0.00	(174.44)
TOTAL UTILITIES EXPENSE	174.44	0.00	(174.44)	174.44	0.00	(174.44)	0.00	(174.44)
MAINTENANCE								
4942.10 Exterior Supplies	12.75	0.00	(12.75)	12.75	0.00	(12.75)	0.00	(12.75)
4942.36 Plumbing parts	0.00	0.00	0.00	4.41	0.00	(4.41)	0.00	(4.41)
TOTAL MAINTENANCE	12.75	0.00	(12.75)	17.16	0.00	(17.16)	0.00	(17.16)
INSURANCE EXPENSE								
4961.04 Auto Insurance	0.00	0.00	0.00	1,811.95	0.00	(1,811.95)	0.00	(1,811.95)
TOTAL INSURANCE EXPENSE	0.00	0.00	0.00	1,811.95	0.00	(1,811.95)	0.00	(1,811.95)
GENERAL EXPENSE								
4962.00 General Expenses	739,801.24	0.00	(739,801.24)	1,111,995.45	0.00	(1,111,995.45)	0.00	(1,111,995.45)
TOTAL GENERAL EXPENSE	739,801.24	0.00	(739,801.24)	1,111,995.45	0.00	(1,111,995.45)	0.00	(1,111,995.45)
TOTAL EXPENSES	741,784.00	0.00	(741,784.00)	1,116,682.86	0.00	(1,116,682.86)	0.00	(1,116,682.86)
SURPLUS	(727,922.48)	0.00	727,922.48	(196,971.78)	0.00	196,971.78	0.00	196,971.78

Sarasota Housing Authority
Operating Statement
Four Months Ending 07/31/2025
Program: Bertha Mitchell Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TENANT REVENUE								
3703.00 Tenant Dwelling Rental	39,593.35	45,005.92	(5,412.57)	165,948.32	180,023.67	(14,075.35)	540,071.00	(374,122.68)
3704.10 Tenant Revenue - Late Fees	910.00	841.17	68.83	3,751.50	3,364.67	386.83	10,094.00	(6,342.50)
3704.20 Tenant Revenue - Maint. Fees	0.00	40.92	(40.92)	200.00	163.67	36.33	491.00	(291.00)
3704.30 Tenant Revenue - Other	0.00	297.75	(297.75)	(75.00)	1,191.00	(1,266.00)	3,573.00	(3,648.00)
TOTAL TENANT REVENUE	40,503.35	46,185.76	(5,682.41)	169,824.82	184,743.01	(14,918.19)	554,229.00	(384,404.18)
HUD REVENUES								
3706.00 HUD Operating Grant Revenue	0.00	64,347.58	(64,347.58)	195,061.00	257,390.33	(62,329.33)	772,171.00	(577,110.00)
3706.10 HUD Operating Grant - CFP Revenue	0.00	47,201.42	(47,201.42)	130,288.96	188,805.67	(58,516.71)	566,417.00	(436,128.04)
TOTAL HUD REVENUES	0.00	111,549.00	(111,549.00)	325,349.96	446,196.00	(120,846.04)	1,338,588.00	(1,013,238.04)
OTHER OPERATING REVENUE								
3707.50 Other Admin Revenue	20,168.92	14,468.58	5,700.34	80,675.68	57,874.33	22,801.35	173,623.00	(92,947.32)
3711.00 Investment Income - Unrestrict	4.83	13.00	(8.17)	19.02	52.00	(32.98)	156.00	(136.98)
3714.00 Fraud Recovery	0.00	722.75	(722.75)	0.00	2,891.00	(2,891.00)	8,673.00	(8,673.00)
3714.50 Vacancy Loss	0.00	(5,467.75)	5,467.75	0.00	(21,871.00)	21,871.00	(65,613.00)	65,613.00
3715.00 Other Revenue	36,246.98	228.83	36,018.15	36,673.29	915.33	35,757.96	2,746.00	33,927.29
3715.02 Dividend Revenues	0.00	0.00	0.00	4,790.57	0.00	4,790.57	0.00	4,790.57
TOTAL OTHER OPERATING REVENUE	56,420.73	9,965.41	46,455.32	122,158.56	39,861.66	82,296.90	119,585.00	2,573.56
TOTAL INCOME	96,924.08	167,700.17	(70,776.09)	617,333.34	670,800.67	(53,467.33)	2,012,402.00	(1,395,068.66)
EXPENSES								
ADMINISTRATIVE EXPENSE								
1406.00 CFP Operations Expense	37,748.41	0.00	(37,748.41)	137,607.38	0.00	(137,607.38)	0.00	(137,607.38)
4911.00 Administrative Salaries	29,860.05	29,183.33	(676.72)	154,753.82	116,733.33	(38,020.49)	350,200.00	195,446.18
4911.03 Temp Office Administration	0.00	1,389.67	1,389.67	0.00	5,558.67	5,558.67	16,676.00	16,676.00
4912.00 Audit Fee Expense	(120.00)	836.50	956.50	0.00	3,346.00	3,346.00	10,038.00	10,038.00
4912.10 Accounting fees	120.00	727.00	607.00	5,864.08	2,908.00	(2,956.08)	8,724.00	2,859.92
4913.10 Bookkeeping Fee Expense	0.00	0.00	0.00	4.97	0.00	(4.97)	0.00	(4.97)
4914.00 Marketing & Advertising	145.56	228.83	83.27	1,207.96	915.33	(292.63)	2,746.00	1,538.04
4915.00 Administrative EBC Expenses	10,836.33	8,327.42	(2,508.91)	50,618.93	33,309.67	(17,309.26)	99,929.00	49,310.07
4916.00 Office Supplies Expense	583.12	629.42	46.30	1,934.46	2,517.67	583.21	7,553.00	5,618.54
4917.00 Legal Expense	650.18	2,060.00	1,409.82	6,170.19	8,240.00	2,069.81	24,720.00	18,549.81
4918.00 Travel Expenses	3,712.53	1,144.42	(2,568.11)	6,781.88	4,577.67	(2,204.21)	13,733.00	6,951.12
4919.00 Sundry	395.55	0.00	(395.55)	0.00	0.00	0.00	0.00	0.00
4919.01 Telephone Expense	1,081.35	1,144.42	63.07	6,163.39	4,577.67	(1,585.72)	13,733.00	7,569.61
4919.02 Dues/Subscription Expense	129.63	743.83	614.20	1,148.31	2,975.33	1,827.02	8,926.00	7,777.69
4919.03 Commissioner training/travel	1,150.69	629.42	(521.27)	3,676.66	2,517.67	(1,158.99)	7,553.00	3,876.34
4919.04 Training Expense	775.90	1,373.33	597.43	3,874.56	5,493.33	1,618.77	16,480.00	12,605.44

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4919.07 Postage Expense	38.46	137.33	98.87	288.46	549.33	260.87	1,648.00	1,359.54
4919.08 Vehicle Repair Expense	258.89	1,144.42	885.53	742.08	4,577.67	3,835.59	13,733.00	12,990.92
4919.09 Office Lease Expense	877.57	1,030.00	152.43	3,510.28	4,120.00	609.72	12,360.00	8,849.72
4919.10 Expendable Misc. Equipment	0.00	343.33	343.33	1,267.10	1,373.33	106.23	4,120.00	2,852.90
4919.11 Internet Expense	635.24	586.33	(48.91)	1,905.66	2,345.33	439.67	7,036.00	5,130.34
4919.12 Investigations	179.55	286.75	107.20	724.25	1,147.00	422.75	3,441.00	2,716.75
4919.13 Court Costs	93.00	228.83	135.83	186.00	915.33	729.33	2,746.00	2,560.00
4919.14 Bank charges	0.00	0.00	0.00	8.41	0.00	(8.41)	0.00	(8.41)
4919.15 Admin. General Contracts	2,488.36	5,722.17	3,233.81	9,698.14	22,888.67	13,190.53	68,666.00	58,967.86
4919.16 Admin. Equipment Contracts	893.67	572.17	(321.50)	1,836.24	2,288.67	452.43	6,866.00	5,029.76
TOTAL ADMINISTRATIVE EXPENSE	92,534.04	58,468.92	(34,065.12)	399,973.21	233,875.67	(166,097.54)	701,627.00	301,653.79
TENANT SERVICES								
4921.03 Resident Services - Tenant Service	0.00	113.83	113.83	0.00	455.33	455.33	1,366.00	1,366.00
4921.04 Resident Council Stipend	300.00	113.83	(186.17)	1,200.00	455.33	(744.67)	1,366.00	166.00
4921.041 Resident Council Expenses	0.00	113.92	113.92	30.62	455.67	425.05	1,367.00	1,336.38
TOTAL TENANT SERVICES	300.00	341.58	41.58	1,230.62	1,366.33	135.71	4,099.00	2,868.38
UTILITY EXPENSE								
4931.00 Water Expenses	6,900.06	8,098.17	1,198.11	32,411.70	32,392.67	(19.03)	97,178.00	64,766.30
4932.00 Electricity Expense	2,724.60	1,350.50	(1,374.10)	5,902.04	5,402.00	(500.04)	16,206.00	10,303.96
4933.00 Gas Expense	67.30	48.75	(18.55)	200.76	195.00	(5.76)	585.00	384.24
4934.00 Trash Expense	5,328.30	3,351.67	(1,976.63)	15,005.57	13,406.67	(1,598.90)	40,220.00	25,214.43
4935.00 Sewer Expense	11,372.52	12,566.33	1,193.81	52,456.15	50,265.33	(2,190.82)	150,796.00	98,339.85
TOTAL UTILITY EXPENSE	26,392.78	25,415.42	(977.36)	105,976.22	101,661.67	(4,314.55)	304,985.00	199,008.78
MAINTENANCE								
4941.00 Maintenance Labor	32,295.50	24,241.83	(8,053.67)	191,868.01	96,967.33	(94,900.68)	290,902.00	99,033.99
4942.00 Materials Expense	631.06	57.17	(573.89)	2,284.33	228.67	(2,055.66)	686.00	(1,598.33)
4942.02 Appliance parts	179.00	78.08	(100.92)	257.87	312.33	54.46	937.00	679.13
4942.04 Cabinetry	0.00	57.17	57.17	0.00	228.67	228.67	686.00	686.00
4942.05 Roof	31,142.50	0.00	(31,142.50)	34,583.50	0.00	(34,583.50)	0.00	(34,583.50)
4942.06 Doors	0.00	228.83	228.83	0.00	915.33	915.33	2,746.00	2,746.00
4942.08 Electrical Parts	0.00	343.33	343.33	213.30	1,373.33	1,160.03	4,120.00	3,906.70
4942.10 Exterior Supplies	0.00	0.00	0.00	4,486.96	0.00	(4,486.96)	0.00	(4,486.96)
4942.12 Fire Protection	0.00	1,373.33	1,373.33	0.00	5,493.33	5,493.33	16,480.00	16,480.00
4942.14 Flooring	0.00	1,144.42	1,144.42	0.00	4,577.67	4,577.67	13,733.00	13,733.00
4942.16 Hardware	0.00	114.42	114.42	327.59	457.67	130.08	1,373.00	1,045.41
4942.18 HVAC Parts	545.46	343.33	(202.13)	1,815.95	1,373.33	(442.62)	4,120.00	2,304.05
4942.20 Janitorial Supplies	281.06	114.42	(166.64)	1,670.98	457.67	(1,213.31)	1,373.00	(297.98)
4942.22 Keys/Locks	0.00	68.67	68.67	126.28	274.67	148.39	824.00	697.72
4942.24 Landscape Materials	0.00	57.17	57.17	0.00	228.67	228.67	686.00	686.00
4942.26 Lighting/Fixtures	0.00	57.17	57.17	363.48	228.67	(134.81)	686.00	322.52
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	53.83	53.83	0.00	215.33	215.33	646.00	646.00
4942.33 Non Capitalized Appliances	0.00	0.00	0.00	3,246.00	0.00	(3,246.00)	0.00	(3,246.00)
4942.34 Paint/Drywall Material	241.56	57.17	(184.39)	1,662.14	228.67	(1,433.47)	686.00	(976.14)
4942.36 Plumbing parts	0.00	1,144.42	1,144.42	363.29	4,577.67	4,214.38	13,733.00	13,369.71
4942.38 Windows - glass/screens	18.00	1,144.42	1,126.42	659.93	4,577.67	3,917.74	13,733.00	13,073.07
4943.00 Maintenance Contracts	0.00	572.17	572.17	0.00	2,288.67	2,288.67	6,866.00	6,866.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
MAINTENANCE								
4943.01 Alarm Expense	0.00	1,144.42	1,144.42	199.88	4,577.67	4,377.79	13,733.00	13,533.12
4943.02 Uniform Expenses	599.69	400.50	(199.19)	1,198.95	1,602.00	403.05	4,806.00	3,607.05
4943.03 Lawn Maintenance	2,383.33	4,577.75	2,194.42	9,758.32	18,311.00	8,552.68	54,933.00	45,174.68
4943.04 Electrical Contractor	0.00	57.17	57.17	3,320.00	228.67	(3,091.33)	686.00	(2,634.00)
4943.05 Plumbing Contractor	3,382.43	4,577.75	1,195.32	17,489.16	18,311.00	821.84	54,933.00	37,443.84
4943.06 HVAC Contractor	4,331.24	2,861.08	(1,470.16)	6,506.24	11,444.33	4,938.09	34,333.00	27,826.76
4943.08 Bug Maintenance Contract	745.50	1,144.42	398.92	2,830.60	4,577.67	1,747.07	13,733.00	10,902.40
4943.09 Fire Inspections	0.00	343.33	343.33	7,652.70	1,373.33	(6,279.37)	4,120.00	(3,532.70)
4943.10 Routine Maintenance Exp.	242.66	1,201.67	959.01	2,185.64	4,806.67	2,621.03	14,420.00	12,234.36
4943.12 Equipment Leasing	222.93	343.33	120.40	1,024.40	1,373.33	348.93	4,120.00	3,095.60
4943.13 Painting/Drywall Contractor	0.00	543.58	543.58	0.00	2,174.33	2,174.33	6,523.00	6,523.00
4943.15 Camera Maintenance	915.00	5,722.17	4,807.17	2,382.40	22,888.67	20,506.27	68,666.00	66,283.60
4943.16 Outside Labor	9,041.90	686.67	(8,355.23)	23,473.03	2,746.67	(20,726.36)	8,240.00	(15,233.03)
4943.17 B&G Club Maintenance	334.76	0.00	(334.76)	2,462.61	0.00	(2,462.61)	0.00	(2,462.61)
4943.18 Construction	0.00	266,666.67	266,666.67	0.00	1,066,666.67	1,066,666.67	3,200,000.00	3,200,000.00
4945.00 Maintenance Labor EBC	25,454.17	9,418.17	(16,036.00)	84,407.64	37,672.67	(46,734.97)	113,018.00	28,610.36
TOTAL MAINTENANCE	112,987.75	330,940.03	217,952.28	408,821.18	1,323,760.03	914,938.85	3,971,280.00	3,562,458.82
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	0.00	0.00	0.00	10,200.00	0.00	(10,200.00)	0.00	(10,200.00)
TOTAL PROTECTIVE SERVICES	0.00	0.00	0.00	10,200.00	0.00	(10,200.00)	0.00	(10,200.00)
INSURANCE EXPENSE								
4961.00 Insurance Expense	0.00	70.83	70.83	1,275.73	283.33	(992.40)	850.00	(425.73)
4961.01 Property Insurance	0.00	4,725.25	4,725.25	17,137.71	18,901.00	1,763.29	56,703.00	39,565.29
4961.02 Liability Insurance	905.45	2,975.50	2,070.05	4,421.78	11,902.00	7,480.22	35,706.00	31,284.22
4961.03 Worker's Compensation Insurance	0.00	1,030.00	1,030.00	0.00	4,120.00	4,120.00	12,360.00	12,360.00
4961.04 Auto Insurance	2,624.99	2,506.33	(118.66)	10,432.96	10,025.33	(407.63)	30,076.00	19,643.04
TOTAL INSURANCE EXPENSE	3,530.44	11,307.91	7,777.47	33,268.18	45,231.66	11,963.48	135,695.00	102,426.82
GENERAL EXPENSE								
4962.00 General Expenses	461.55	3,332.67	2,871.12	3,991.90	13,330.67	9,338.77	39,992.00	36,000.10
4975.00 Utility Reimbursement - Tenants	950.00	0.00	(950.00)	3,080.00	0.00	(3,080.00)	0.00	(3,080.00)
TOTAL GENERAL EXPENSE	1,411.55	3,332.67	1,921.12	7,071.90	13,330.67	6,258.77	39,992.00	32,920.10
TOTAL EXPENSES	237,156.56	429,806.53	192,649.97	966,541.31	1,719,226.03	752,684.72	5,157,678.00	4,191,136.69
SURPLUS	(140,232.48)	(262,106.36)	(121,873.88)	(349,207.97)	(1,048,425.36)	(699,217.39)	(3,145,276.00)	(2,796,068.03)

Sarasota Housing Authority
Operating Statement
Four Months Ending 07/31/2025
Program: FSS Forfeiture Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
OTHER REVENUE								
3711.00 Investment Income - Unrestrict	(16.10)	0.00	(16.10)	(61.75)	0.00	(61.75)	0.00	(61.75)
TOTAL OTHER REVENUE	(16.10)	0.00	(16.10)	(61.75)	0.00	(61.75)	0.00	(61.75)
SURPLUS	(16.10)	0.00	16.10	(61.75)	0.00	61.75	0.00	61.75

Sarasota Housing Authority
Operating Statement
Four Months Ending 07/31/2025
Program: Resident Services Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
GRANT REVENUE								
3706.30 HUD FSS Grant	0.00	7,438.83	(7,438.83)	20,782.20	29,755.33	(8,973.13)	89,266.00	(68,483.80)
3707.50 Other Admin Revenue	0.00	1,013.92	(1,013.92)	0.00	4,055.67	(4,055.67)	12,167.00	(12,167.00)
3707.51 Other Admin Revenue: YT	0.00	2,587.50	(2,587.50)	400.00	10,350.00	(9,950.00)	31,050.00	(30,650.00)
3708.00 Other Government Grants	0.00	0.00	0.00	16,277.99	0.00	16,277.99	0.00	16,277.99
3708.10 County/City Grant Revenue	1,750.00	0.00	1,750.00	3,510.00	0.00	3,510.00	0.00	3,510.00
3715.00 Other Revenue	0.00	1,718.83	(1,718.83)	(8,008.56)	6,875.33	(14,883.89)	20,626.00	(28,634.56)
TOTAL GRANT REVENUE	1,750.00	12,759.08	(11,009.08)	32,961.63	51,036.33	(18,074.70)	153,109.00	(120,147.37)
TOTAL INCOME	1,750.00	12,759.08	(11,009.08)	32,961.63	51,036.33	(18,074.70)	153,109.00	(120,147.37)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	11,131.87	7,072.67	(4,059.20)	62,747.72	28,290.67	(34,457.05)	84,872.00	22,124.28
4912.00 Audit Fee Expense	0.00	92.67	92.67	0.00	370.67	370.67	1,112.00	1,112.00
4912.10 Accounting Fee	0.00	216.92	216.92	2,088.62	867.67	(1,220.95)	2,603.00	514.38
4914.00 Marketing & Advertising	0.00	22.83	22.83	0.00	91.33	91.33	274.00	274.00
4915.00 Administrative EBC Expenses	3,525.14	1,823.08	(1,702.06)	15,566.96	7,292.33	(8,274.63)	21,877.00	6,310.04
4916.00 Office Supplies Expense	429.13	381.50	(47.63)	462.12	1,526.00	1,063.88	4,578.00	4,115.88
4918.00 Travel Expenses	143.01	114.42	(28.59)	324.04	457.67	133.63	1,373.00	1,048.96
4919.01 Telephone Expense	419.13	343.33	(75.80)	2,299.56	1,373.33	(926.23)	4,120.00	1,820.44
4919.02 Dues/Subsription Expense	0.00	91.50	91.50	3,144.80	366.00	(2,778.80)	1,098.00	(2,046.80)
4919.04 Training Expense	0.00	228.83	228.83	0.00	915.33	915.33	2,746.00	2,746.00
4919.08 Vehicle Repair Expense	0.00	17.17	17.17	55.60	68.67	13.07	206.00	150.40
4919.09 Office Lease Expense	438.79	801.08	362.29	1,755.16	3,204.33	1,449.17	9,613.00	7,857.84
4919.11 Internet Expense	0.00	238.67	238.67	583.18	954.67	371.49	2,864.00	2,280.82
4919.112 YT Internet Expense	0.00	119.33	119.33	1,106.78	477.33	(629.45)	1,432.00	325.22
4919.12 Investigations	0.00	11.42	11.42	26.00	45.67	19.67	137.00	111.00
4919.15 Admin. General Contracts	649.19	915.50	266.31	2,387.00	3,662.00	1,275.00	10,986.00	8,599.00
4919.16 Admin. Equipment Contracts	48.76	45.75	(3.01)	73.15	183.00	109.85	549.00	475.85
4919.161 Admin Equip Contracts: YT	48.74	0.00	(48.74)	121.85	0.00	(121.85)	0.00	(121.85)
4921.02 Resident Services EBC Expenses	682.54	351.67	(330.87)	3,897.15	1,406.67	(2,490.48)	4,220.00	322.85
4921.03 Resident Services Tenant Servc	0.00	113.83	113.83	0.00	455.33	455.33	1,366.00	1,366.00
4921.04 Resident Council Stipend	0.00	113.83	113.83	0.00	455.33	455.33	1,366.00	1,366.00
4921.041 Resident Council Training/Travel	0.00	113.92	113.92	0.00	455.67	455.67	1,367.00	1,367.00
4921.09 YT - After School Tutors	0.00	572.17	572.17	0.00	2,288.67	2,288.67	6,866.00	6,866.00
4921.11 YT - Program Supplies/Activities	595.68	781.92	186.24	3,009.65	3,127.67	118.02	9,383.00	6,373.35
4921.12 YT - Printing/Advertising	0.00	11.42	11.42	123.00	45.67	(77.33)	137.00	14.00
4921.13 YT - Travel/Training	43.43	11.42	(32.01)	736.11	45.67	(690.44)	137.00	(599.11)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
TOTAL ADMINISTRATIVE EXPENSE	18,155.41	14,606.85	(3,548.56)	100,508.45	58,427.35	(42,081.10)	175,282.00	74,773.55
UTILITY EXPENSE								
4932.00 Electricity Expense	165.98	171.67	5.69	538.53	686.67	148.14	2,060.00	1,521.47
4932.01 YT - Electricity Expense	165.97	171.67	5.70	538.51	686.67	148.16	2,060.00	1,521.49
TOTAL UTILITY EXPENSE	331.95	343.34	11.39	1,077.04	1,373.34	296.30	4,120.00	3,042.96
MAINTENANCE								
4942.08 Electrical Parts	12.90	0.00	(12.90)	12.90	0.00	(12.90)	0.00	(12.90)
4942.18 HVAC Parts	0.00	0.00	0.00	63.63	0.00	(63.63)	0.00	(63.63)
4942.20 Janitorial Supplies	0.00	0.00	0.00	247.73	0.00	(247.73)	0.00	(247.73)
4942.22 Keys/Locks	416.90	0.00	(416.90)	416.90	0.00	(416.90)	0.00	(416.90)
4943.01 Alarm Expense	35.00	0.00	(35.00)	105.00	0.00	(105.00)	0.00	(105.00)
4943.04 Electrical Expense	0.00	191.75	191.75	0.00	767.00	767.00	2,301.00	2,301.00
4943.05 Plumbing Expense	580.27	0.00	(580.27)	580.27	0.00	(580.27)	0.00	(580.27)
4943.06 HVAC Expense	0.00	0.00	0.00	21.21	0.00	(21.21)	0.00	(21.21)
4943.10 Routine Maintenance Exp.	364.00	343.33	(20.67)	1,456.00	1,373.33	(82.67)	4,120.00	2,664.00
4943.101 YT - Routing Maintenance	364.00	343.33	(20.67)	1,456.00	1,373.33	(82.67)	4,120.00	2,664.00
4943.12 Equipment Leasing	179.06	174.42	(4.64)	839.28	697.67	(141.61)	2,093.00	1,253.72
4943.15 Camera Maintenance	860.60	0.00	(860.60)	860.60	0.00	(860.60)	0.00	(860.60)
TOTAL MAINTENANCE	2,812.73	1,052.83	(1,759.90)	6,059.52	4,211.33	(1,848.19)	12,634.00	6,574.48
INSURANCE EXPENSE								
4961.02 Liability Insurance	0.00	25.92	25.92	576.72	103.67	(473.05)	311.00	(265.72)
4961.03 Worker's Compensation Insurance	0.00	343.33	343.33	0.00	1,373.33	1,373.33	4,120.00	4,120.00
4961.04 Auto Insurance	603.98	549.33	(54.65)	2,415.94	2,197.33	(218.61)	6,592.00	4,176.06
TOTAL INSURANCE EXPENSE	603.98	918.58	314.60	2,992.66	3,674.33	681.67	11,023.00	8,030.34
GENERAL EXPENSE								
4962.00 General Expenses	85.46	872.00	786.54	591.64	3,488.00	2,896.36	10,464.00	9,872.36
TOTAL GENERAL EXPENSE	85.46	872.00	786.54	591.64	3,488.00	2,896.36	10,464.00	9,872.36
TOTAL EXPENSES	21,989.53	17,793.60	(4,195.93)	111,229.31	71,174.35	(40,054.96)	213,523.00	102,293.69
SURPLUS	(20,239.53)	(5,034.52)	(15,205.01)	(78,267.68)	(20,138.02)	(58,129.66)	(60,414.00)	(17,853.68)

Sarasota Housing Authority
Operating Statement
Four Months Ending 07/31/2025
Program: Section 8 Voucher Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
HUD REVENUES								
3707.40 HCV Portable Admin Fee Revenue	1,029.67	217.67	812.00	2,940.16	870.67	2,069.49	2,612.00	328.16
3707.60 HCV Admin Fee	187,034.00	191,355.08	(4,321.08)	802,692.00	765,420.33	37,271.67	2,296,261.00	(1,493,569.00)
3710.00 HUD HAP Revenue	2,724,402.00	2,529,716.67	194,685.33	10,230,583.00	10,118,866.67	111,716.33	30,356,600.00	(20,126,017.00)
3710.50 HAP Revenue Portables	26,609.38	3,825.75	22,783.63	78,225.38	15,303.00	62,922.38	45,909.00	32,316.38
TOTAL HUD REVENUES	2,939,075.05	2,725,115.17	213,959.88	11,114,440.54	10,900,460.67	213,979.87	32,701,382.00	(21,586,941.46)
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestricted	314.76	9,030.08	(8,715.32)	31,502.68	36,120.33	(4,617.65)	108,361.00	(76,858.32)
3714.00 Fraud Recovery	3,245.00	3,769.42	(524.42)	8,503.00	15,077.67	(6,574.67)	45,233.00	(36,730.00)
3715.00 Other Revenue	5,845.75	420.75	5,425.00	9,102.38	1,683.00	7,419.38	5,049.00	4,053.38
TOTAL OTHER OPERATING REVENUE	9,405.51	13,220.25	(3,814.74)	49,108.06	52,881.00	(3,772.94)	158,643.00	(109,534.94)
TOTAL INCOME	2,948,480.56	2,738,335.42	210,145.14	11,163,548.60	10,953,341.67	210,206.93	32,860,025.00	(21,696,476.40)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	61,637.80	88,122.17	26,484.37	305,313.09	352,488.67	47,175.58	1,057,466.00	752,152.91
4911.02 Administrative Management Expen	600.00	919.83	319.83	3,100.00	3,679.33	579.33	11,038.00	7,938.00
4912.00 Audit Fee Expense	(120.00)	1,053.00	1,173.00	0.00	4,212.00	4,212.00	12,636.00	12,636.00
4912.10 Accounting fees	120.00	947.33	827.33	7,604.58	3,789.33	(3,815.25)	11,368.00	3,763.42
4912.12 Consulting	0.00	0.00	0.00	95.12	0.00	(95.12)	0.00	(95.12)
4913.10 Bookkeeping Fee Expense	0.00	0.00	0.00	4.98	0.00	(4.98)	0.00	(4.98)
4914.00 Marketing & Advertising	422.54	223.17	(199.37)	308.60	892.67	584.07	2,678.00	2,369.40
4915.00 Administrative EBC Expenses	26,485.97	25,539.92	(946.05)	107,862.25	102,159.67	(5,702.58)	306,479.00	198,616.75
4916.00 Office Supplies Expense	812.04	1,168.92	356.88	3,763.42	4,675.67	912.25	14,027.00	10,263.58
4917.00 Legal Expense	807.12	2,926.67	2,119.55	6,966.32	11,706.67	4,740.35	35,120.00	28,153.68
4918.00 Travel Expenses	3,624.02	2,288.83	(1,335.19)	7,920.95	9,155.33	1,234.38	27,466.00	19,545.05
4919.01 Telephone Expense	1,001.77	1,144.42	142.65	4,453.16	4,577.67	124.51	13,733.00	9,279.84
4919.02 Dues/Subsription Expense	160.92	801.42	640.50	2,505.39	3,205.67	700.28	9,617.00	7,111.61
4919.03 Commissioner training/travel	1,428.45	801.08	(627.37)	4,564.14	3,204.33	(1,359.81)	9,613.00	5,048.86
4919.04 Training Expense	2,390.37	2,975.50	585.13	6,573.81	11,902.00	5,328.19	35,706.00	29,132.19
4919.07 Postage Expense	47.75	915.50	867.75	1,775.22	3,662.00	1,886.78	10,986.00	9,210.78
4919.08 Vehicle Repair Expense	0.00	423.42	423.42	33.19	1,693.67	1,660.48	5,081.00	5,047.81
4919.09 Office Lease Expense	7,051.30	8,926.67	1,875.37	28,205.20	35,706.67	7,501.47	107,120.00	78,914.80
4919.10 Expendable Misc. Equipment	0.00	22.83	22.83	7.52	91.33	83.81	274.00	266.48
4919.11 Internet Expense	341.74	302.00	(39.74)	1,366.96	1,208.00	(158.96)	3,624.00	2,257.04
4919.12 Investigations	99.75	338.58	238.83	440.20	1,354.33	914.13	4,063.00	3,622.80
4919.14 Bank charges	0.00	0.00	0.00	10.44	0.00	(10.44)	0.00	(10.44)
4919.15 Admin. General Contracts	3,611.84	8,011.08	4,399.24	14,957.76	32,044.33	17,086.57	96,133.00	81,175.24
4919.16 Admin. Equipment Contracts	1,162.21	1,144.42	(17.79)	2,559.98	4,577.67	2,017.69	13,733.00	11,173.02

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE EXPENSE								
4921.03 Resident Services - Tenant	0.00	113.83	113.83	0.00	455.33	455.33	1,366.00	1,366.00
4921.041 Resident Council Expenses	0.00	113.83	113.83	0.00	455.33	455.33	1,366.00	1,366.00
4922.00 Relocation Expenses	0.00	113.92	113.92	0.00	455.67	455.67	1,367.00	1,367.00
4931.00 Water Expenses	43.04	22.83	(20.21)	123.26	91.33	(31.93)	274.00	150.74
4932.00 Electricity Expense	957.35	1,144.42	187.07	2,690.64	4,577.67	1,887.03	13,733.00	11,042.36
4934.00 Trash Expense	85.74	28.58	(57.16)	257.22	114.33	(142.89)	343.00	85.78
4935.00 Sewer Expense	72.91	28.58	(44.33)	207.09	114.33	(92.76)	343.00	135.91
4942.00 Material Expense	0.00	17.17	17.17	0.00	68.67	68.67	206.00	206.00
4942.08 Electrical Parts	0.00	22.83	22.83	0.00	91.33	91.33	274.00	274.00
4942.18 HVAC Parts	0.00	0.00	0.00	439.14	0.00	(439.14)	0.00	(439.14)
4942.22 Key/Locks	0.00	45.75	45.75	0.00	183.00	183.00	549.00	549.00
4943.01 Alarm Expense	45.00	22.83	(22.17)	135.00	91.33	(43.67)	274.00	139.00
4943.02 Uniform Expenses	805.30	103.00	(702.30)	858.03	412.00	(446.03)	1,236.00	377.97
4943.06 HVAC Expense	0.00	34.33	34.33	0.00	137.33	137.33	412.00	412.00
4943.10 Routine Maintenance Exp.	559.00	801.08	242.08	2,254.00	3,204.33	950.33	9,613.00	7,359.00
4943.13 Painting/Drywall Expenses	0.00	11.00	11.00	0.00	44.00	44.00	132.00	132.00
4943.16 Outside Labor	0.00	288.17	288.17	0.00	1,152.67	1,152.67	3,458.00	3,458.00
4961.02 Liability Insurance	1,103.52	801.08	(302.44)	4,487.37	3,204.33	(1,283.04)	9,613.00	5,125.63
4961.03 Worker's Compensation Insurance	0.00	1,487.75	1,487.75	0.00	5,951.00	5,951.00	17,853.00	17,853.00
4961.04 Auto Insurance	1,032.13	1,087.17	55.04	4,128.52	4,348.67	220.15	13,046.00	8,917.48
4962.00 General Expenses	951.99	2,859.25	1,907.26	29,012.93	11,437.00	(17,575.93)	34,311.00	5,298.07
4964.00 Bad Debt Expense	0.00	0.00	0.00	231.00	0.00	(231.00)	0.00	(231.00)
4971.50 Misc - Landlord Bonus	1,000.00	6,866.67	5,866.67	2,750.00	27,466.67	24,716.67	82,400.00	79,650.00
TOTAL ADMINISTRATIVE EXPENSE	118,341.57	165,010.83	46,669.26	557,966.48	660,043.33	102,076.85	1,980,130.00	1,422,163.52
HAP EXPENSE								
4973.00 HAP Expense	2,668,751.00	2,546,545.50	(122,205.50)	10,587,047.01	10,186,182.00	(400,865.01)	30,558,546.00	19,971,498.99
4975.00 Utility Reimbursement - Tenants	32,386.00	32,132.75	(253.25)	128,189.00	128,531.00	342.00	385,593.00	257,404.00
4990.00 Port Admin Fee Expense	3,922.95	1,649.25	(2,273.70)	14,492.14	6,597.00	(7,895.14)	19,791.00	5,298.86
4991.00 FSS Expense	7,084.00	0.00	(7,084.00)	29,258.00	0.00	(29,258.00)	0.00	(29,258.00)
TOTAL HAP EXPENSE	2,712,143.95	2,580,327.50	(131,816.45)	10,758,986.15	10,321,310.00	(437,676.15)	30,963,930.00	20,204,943.85
TOTAL EXPENSES	2,830,485.52	2,745,338.33	(85,147.19)	11,316,952.63	10,981,353.33	(335,599.30)	32,944,060.00	21,627,107.37
SURPLUS	117,995.04	(7,002.91)	124,997.95	(153,404.03)	(28,011.66)	(125,392.37)	(84,035.00)	(69,369.03)

Sarasota Housing Authority
Operating Statement
Four Months Ending 07/31/2025
Program: SHFC Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TENANT REVENUE OTHER								
3703.00 Tenant Dwelling Rental	87,268.83	90,634.25	(3,365.42)	352,570.69	362,537.00	(9,966.31)	1,087,611.00	(735,040.31)
3703.10 Commercial Tenant Rent	9,245.24	9,490.17	(244.93)	36,980.96	37,960.67	(979.71)	113,882.00	(76,901.04)
3704.00 Tenant Revenue Other	0.00	91.67	(91.67)	0.00	366.67	(366.67)	1,100.00	(1,100.00)
3704.10 Tenant Revenue - Late Fees	0.00	60.08	(60.08)	1,085.00	240.33	844.67	721.00	364.00
3704.20 Tenant Revenue - Maintenance Fees	0.00	0.00	0.00	72.70	0.00	72.70	0.00	72.70
3704.30 Tenant Revenue - Other	0.00	0.00	0.00	253.50	0.00	253.50	0.00	253.50
TOTAL TENANT REVENUE OTHER	96,514.07	100,276.17	(3,762.10)	390,962.85	401,104.67	(10,141.82)	1,203,314.00	(812,351.15)
OTHER REVENUE								
3707.50 Other Admin Revenue	0.00	114.42	(114.42)	0.00	457.67	(457.67)	1,373.00	(1,373.00)
3708.11 Youth Thrive: Sarasota County Govn't Contract	0.00	0.00	0.00	17,211.48	0.00	17,211.48	0.00	17,211.48
3711.00 Investment Income - Unrestrict	46.30	216.17	(169.87)	182.18	864.67	(682.49)	2,594.00	(2,411.82)
3715.00 Other Grant Revenue	0.00	0.00	0.00	(17,211.48)	0.00	(17,211.48)	0.00	(17,211.48)
3715.03 Donations: Shop w/a Cop	0.00	1,920.92	(1,920.92)	13,000.00	7,683.67	5,316.33	23,051.00	(10,051.00)
3715.04 Comm. Foundation Grants	0.00	2,500.00	(2,500.00)	0.00	10,000.00	(10,000.00)	30,000.00	(30,000.00)
3715.051 Youth Thrive: Donations	0.00	286.08	(286.08)	0.00	1,144.33	(1,144.33)	3,433.00	(3,433.00)
TOTAL OTHER REVENUE	46.30	5,037.59	(4,991.29)	13,182.18	20,150.34	(6,968.16)	60,451.00	(47,268.82)
TOTAL INCOME	96,560.37	105,313.76	(8,753.39)	404,145.03	421,255.01	(17,109.98)	1,263,765.00	(859,619.97)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4916.00 Office Supplies Expense	0.00	57.17	57.17	0.00	228.67	228.67	686.00	686.00
4917.00 Legal Expense	0.00	572.17	572.17	27.50	2,288.67	2,261.17	6,866.00	6,838.50
4918.00 Travel Expenses	0.00	34.33	34.33	0.00	137.33	137.33	412.00	412.00
4919.01 Telephone Expense	292.22	125.17	(167.05)	846.58	500.67	(345.91)	1,502.00	655.42
4919.02 Dues/Subscription Expense	0.00	2,288.83	2,288.83	3,757.15	9,155.33	5,398.18	27,466.00	23,708.85
4919.03 Commissioner training/travel	0.00	34.33	34.33	0.00	137.33	137.33	412.00	412.00
4919.08 Vehicle Repair Expense	0.00	57.17	57.17	0.00	228.67	228.67	686.00	686.00
4919.10 Expendable tools/Equipment	0.00	68.67	68.67	50.49	274.67	224.18	824.00	773.51
4919.11 Internet Expense	262.25	322.25	60.00	1,378.95	1,289.00	(89.95)	3,867.00	2,488.05
4919.12 Investigations	0.00	9.08	9.08	19.95	36.33	16.38	109.00	89.05
4919.13 Court Costs	0.00	77.00	77.00	757.34	308.00	(449.34)	924.00	166.66
4919.15 Admin. General Contracts	20,168.92	20,859.75	690.83	80,675.68	83,439.00	2,763.32	250,317.00	169,641.32
4921.02 YT-Shop w/Cop	0.00	2,367.83	2,367.83	0.00	9,471.33	9,471.33	28,414.00	28,414.00
TOTAL ADMINISTRATIVE EXPENSE	20,723.39	26,873.75	6,150.36	87,513.64	107,495.00	19,981.36	322,485.00	234,971.36

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
UTILITIES EXPENSE								
4931.00 Water Expenses	2,760.67	2,177.75	(582.92)	8,186.28	8,711.00	524.72	26,133.00	17,946.72
4932.00 Electricity Expense	385.05	575.08	190.03	1,144.16	2,300.33	1,156.17	6,901.00	5,756.84
4934.00 Trash Expense	1,411.90	1,452.92	41.02	4,761.95	5,811.67	1,049.72	17,435.00	12,673.05
4935.00 Sewer Expense	4,115.71	2,811.17	(1,304.54)	11,709.26	11,244.67	(464.59)	33,734.00	22,024.74
TOTAL UTILITIES EXPENSE	8,673.33	7,016.92	(1,656.41)	25,801.65	28,067.67	2,266.02	84,203.00	58,401.35
MAINTENANCE								
4942.00 Materials Expense	0.00	3.58	3.58	660.21	14.33	(645.88)	43.00	(617.21)
4942.02 Appliance parts	0.00	57.17	57.17	854.00	228.67	(625.33)	686.00	(168.00)
4942.04 Cabinetry	37.17	228.83	191.66	37.17	915.33	878.16	2,746.00	2,708.83
4942.05 Roof	20,655.00	0.00	(20,655.00)	23,456.00	0.00	(23,456.00)	0.00	(23,456.00)
4942.06 Doors	0.00	228.83	228.83	748.59	915.33	166.74	2,746.00	1,997.41
4942.08 Electrical Parts	0.00	114.42	114.42	0.00	457.67	457.67	1,373.00	1,373.00
4942.10 Exterior Supplies	0.00	57.17	57.17	0.00	228.67	228.67	686.00	686.00
4942.12 Fire Protection	2,333.87	114.42	(2,219.45)	6,875.87	457.67	(6,418.20)	1,373.00	(5,502.87)
4942.14 Flooring	5,232.75	1,716.67	(3,516.08)	5,285.67	6,866.67	1,581.00	20,600.00	15,314.33
4942.16 Hardware	0.00	57.17	57.17	1,526.39	228.67	(1,297.72)	686.00	(840.39)
4942.18 HVAC Parts	77.23	1,144.42	1,067.19	391.43	4,577.67	4,186.24	13,733.00	13,341.57
4942.20 Janitorial Supplies	0.00	57.17	57.17	48.16	228.67	180.51	686.00	637.84
4942.22 Keys/Locks	143.20	57.17	(86.03)	532.56	228.67	(303.89)	686.00	153.44
4942.26 Lighting/Fixtures	(560.33)	572.17	1,132.50	686.86	2,288.67	1,601.81	6,866.00	6,179.14
4942.28 Lumber	0.00	343.33	343.33	0.00	1,373.33	1,373.33	4,120.00	4,120.00
4942.32 Non-capitalized furn. fix, equi	0.00	228.83	228.83	0.00	915.33	915.33	2,746.00	2,746.00
4942.33 Non Capitalized Appliances	0.00	572.17	572.17	16,481.15	2,288.67	(14,192.48)	6,866.00	(9,615.15)
4942.34 Paint/Drywall	524.85	572.17	47.32	1,300.73	2,288.67	987.94	6,866.00	5,565.27
4942.36 Plumbing parts	72.26	657.67	585.41	1,689.53	2,630.67	941.14	7,892.00	6,202.47
4942.38 Windows - glass/screens	1,015.00	286.08	(728.92)	1,463.12	1,144.33	(318.79)	3,433.00	1,969.88
4943.01 Alarm Expense	0.00	171.67	171.67	0.00	686.67	686.67	2,060.00	2,060.00
4943.03 Lawn Maintenance	23,601.04	10,872.17	(12,728.87)	38,885.62	43,488.67	4,603.05	130,466.00	91,580.38
4943.04 Electrical Expense	932.12	1,144.42	212.30	2,902.12	4,577.67	1,675.55	13,733.00	10,830.88
4943.05 Plumbing Expense	2,160.00	1,144.42	(1,015.58)	56,065.50	4,577.67	(51,487.83)	13,733.00	(42,332.50)
4943.06 HVAC Expense	1,400.00	5,722.17	4,322.17	9,447.00	22,888.67	13,441.67	68,666.00	59,219.00
4943.07 Elevator Maintenance Exp.	2,193.45	286.08	(1,907.37)	13,508.09	1,144.33	(12,363.76)	3,433.00	(10,075.09)
4943.08 Bug Maintenance Contract	616.00	771.08	155.08	1,848.00	3,084.33	1,236.33	9,253.00	7,405.00
4943.09 Fire Inspections	0.00	1,144.42	1,144.42	5,101.80	4,577.67	(524.13)	13,733.00	8,631.20
4943.10 Routine Maintenance Exp.	5,682.21	228.83	(5,453.38)	14,148.91	915.33	(13,233.58)	2,746.00	(11,402.91)
4943.11 A & E Expenses	0.00	0.00	0.00	2,480.00	0.00	(2,480.00)	0.00	(2,480.00)
4943.12 Equipment Leasing	0.00	0.00	0.00	117.30	0.00	(117.30)	0.00	(117.30)
4943.13 Painting/Drywall Expenses	0.00	572.17	572.17	0.00	2,288.67	2,288.67	6,866.00	6,866.00
4943.16 Outside Labor	2,073.20	343.33	(1,729.87)	2,073.20	1,373.33	(699.87)	4,120.00	2,046.80
4943.18 Construction	52,736.00	31,250.00	(21,486.00)	52,736.00	125,000.00	72,264.00	375,000.00	322,264.00
4943.19 Repairs	0.00	343.33	343.33	0.00	1,373.33	1,373.33	4,120.00	4,120.00
TOTAL MAINTENANCE	120,925.02	61,063.53	(59,861.49)	261,350.98	244,254.03	(17,096.95)	732,762.00	471,411.02
INSURANCE EXPENSE								
4961.01 Property Insurance	0.00	10,510.17	10,510.17	130,693.65	42,040.67	(88,652.98)	126,122.00	(4,571.65)
4961.02 Liability Insurance	0.00	801.08	801.08	7,699.38	3,204.33	(4,495.05)	9,613.00	1,913.62
4961.04 Auto Insurance	0.00	686.67	686.67	1,812.00	2,746.67	934.67	8,240.00	6,428.00
TOTAL INSURANCE EXPENSE	0.00	11,997.92	11,997.92	140,205.03	47,991.67	(92,213.36)	143,975.00	3,769.97

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
GENERAL EXPENSE								
4962.00 General Expenses	150.00	684.92	534.92	177.58	2,739.67	2,562.09	8,219.00	8,041.42
4965.00 Property Taxes	0.00	3,176.83	3,176.83	0.00	12,707.33	12,707.33	38,122.00	38,122.00
4976.00 Pass through Expense	(10.00)	0.00	10.00	(10.00)	0.00	10.00	0.00	10.00
5210.00 Applicances	0.00	1,144.42	1,144.42	0.00	4,577.67	4,577.67	13,733.00	13,733.00
TOTAL GENERAL EXPENSE	140.00	5,006.17	4,866.17	167.58	20,024.67	19,857.09	60,074.00	59,906.42
TOTAL EXPENSES	150,461.74	111,958.29	(38,503.45)	515,038.88	447,833.04	(67,205.84)	1,343,499.00	828,460.12
SURPLUS	(53,901.37)	(6,644.53)	(47,256.84)	(110,893.85)	(26,578.03)	(84,315.82)	(79,734.00)	(31,159.85)

Sarasota Housing Authority
Operating Statement
Four Months Ending 07/31/2025
Program: Sarasota Housing Mgmt Corp Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
MANAGEMENT REVENUE								
3707.10 Management Fee Revenue	3,793.37	3,583.67	209.70	18,811.57	14,334.67	4,476.90	43,004.00	(24,192.43)
TOTAL MANAGEMENT REVENUE	3,793.37	3,583.67	209.70	18,811.57	14,334.67	4,476.90	43,004.00	(24,192.43)
TOTAL INCOME								
	3,793.37	3,583.67	209.70	18,811.57	14,334.67	4,476.90	43,004.00	(24,192.43)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	1,243.84	854.17	(389.67)	6,365.36	3,416.67	(2,948.69)	10,250.00	3,884.64
4915.00 Administrative EBC Expenses	458.98	594.58	135.60	2,045.70	2,378.33	332.63	7,135.00	5,089.30
4920.00 Asset Management Fee	0.00	0.00	0.00	5,463.64	0.00	(5,463.64)	0.00	(5,463.64)
TOTAL ADMINISTRATIVE EXPENSE	1,702.82	1,448.75	(254.07)	13,874.70	5,795.00	(8,079.70)	17,385.00	3,510.30
INSURANCE EXPENSE								
4961.00 Insurance Expense	0.00	297.67	297.67	0.00	1,190.67	1,190.67	3,572.00	3,572.00
4961.02 Liability Insurance	1,947.39	1,005.92	(941.47)	3,090.06	4,023.67	933.61	12,071.00	8,980.94
TOTAL INSURANCE EXPENSE	1,947.39	1,303.59	(643.80)	3,090.06	5,214.34	2,124.28	15,643.00	12,552.94
4962.00 General Expenses	9.65	0.00	(9.65)	47.72	0.00	(47.72)	0.00	(47.72)
TOTAL EXPENSES	3,659.86	2,752.34	(907.52)	17,012.48	11,009.34	(6,003.14)	33,028.00	16,015.52
SURPLUS	133.51	831.33	697.82	1,799.09	3,325.33	1,526.24	9,976.00	8,176.91

Sarasota Housing Authority
Operating Statement
Four Months Ending 07/31/2025
Program: SVC Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	3,667.99	0.00	3,667.99	34,609.26	0.00	34,609.26	0.00	34,609.26
3715.00 Other Revenue	2.38	0.00	2.38	4,096.90	0.00	4,096.90	0.00	4,096.90
TOTAL OTHER OPERATING REVENUE	3,670.37	0.00	3,670.37	38,706.16	0.00	38,706.16	0.00	38,706.16
TOTAL INCOME	3,670.37	0.00	3,670.37	38,706.16	0.00	38,706.16	0.00	38,706.16
EXPENSES								
ADMINISTRATIVE EXPENSE								
4919.11 Internet Expense	0.00	0.00	0.00	361.19	0.00	(361.19)	0.00	(361.19)
4919.15 Admin. General Contracts	0.00	0.00	0.00	475.10	0.00	(475.10)	0.00	(475.10)
TOTAL ADMINISTRATIVE EXPENSE	0.00	0.00	0.00	836.29	0.00	(836.29)	0.00	(836.29)
TENANT SERVICES								
4922.00 Relocation Expenses	0.00	0.00	0.00	3,796.00	0.00	(3,796.00)	0.00	(3,796.00)
TOTAL TENANT SERVICES	0.00	0.00	0.00	3,796.00	0.00	(3,796.00)	0.00	(3,796.00)
GENERAL EXPENSE								
4962.00 General Expenses	0.00	0.00	0.00	29,034.58	0.00	(29,034.58)	0.00	(29,034.58)
TOTAL GENERAL EXPENSE	0.00	0.00	0.00	29,034.58	0.00	(29,034.58)	0.00	(29,034.58)
TOTAL EXPENSES	0.00	0.00	0.00	33,666.87	0.00	(33,666.87)	0.00	(33,666.87)
SURPLUS	3,670.37	0.00	3,670.37	5,039.29	0.00	5,039.29	0.00	5,039.29

Sarasota Housing Authority
Operating Statement
Four Months Ending 07/31/2025
Program: Towers (HUD) Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	1.08	0.00	1.08	3,259.69	0.00	3,259.69	0.00	3,259.69
3715.00 Other Revenue	900.42	0.00	900.42	1,906.31	0.00	1,906.31	0.00	1,906.31
TOTAL OTHER OPERATING REVENUE	901.50	0.00	901.50	5,166.00	0.00	5,166.00	0.00	5,166.00
TOTAL INCOME	901.50	0.00	901.50	5,166.00	0.00	5,166.00	0.00	5,166.00
EXPENSES								
GENERAL EXPENSE								
4962.00 General Expenses	0.00	0.00	0.00	2,783.92	0.00	(2,783.92)	0.00	(2,783.92)
TOTAL GENERAL EXPENSE	0.00	0.00	0.00	2,783.92	0.00	(2,783.92)	0.00	(2,783.92)
TOTAL EXPENSES	0.00	0.00	0.00	2,783.92	0.00	(2,783.92)	0.00	(2,783.92)
SURPLUS	901.50	0.00	901.50	2,382.08	0.00	2,382.08	0.00	2,382.08

Sarasota Housing Authority
Operating Statement
Seven Months Ending 07/31/2025
Program: McCown Tower Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
TENANT REVENUE								
3703.00 Tenant Dwelling Rental	32,916.00	37,550.00	(4,634.00)	227,159.21	262,850.00	(35,690.79)	450,600.00	(223,440.79)
3704.10 Tenant Revenue - Late Fees	0.00	20.75	(20.75)	11.00	145.25	(134.25)	249.00	(238.00)
3704.20 Tenant Revenue - Maint. Fees	0.00	101.58	(101.58)	537.14	711.08	(173.94)	1,219.00	(681.86)
3704.30 Tenant Revenue - Other	15.00	15.42	(0.42)	105.00	107.92	(2.92)	185.00	(80.00)
TOTAL TENANT REVENUE	32,931.00	37,687.75	(4,756.75)	227,812.35	263,814.25	(36,001.90)	452,253.00	(224,440.65)
HUD REVENUE								
3710.00 PBRA Revenue	42,285.00	37,550.00	4,735.00	296,413.00	262,850.00	33,563.00	450,600.00	(154,187.00)
TOTAL HUD REVENUE	42,285.00	37,550.00	4,735.00	296,413.00	262,850.00	33,563.00	450,600.00	(154,187.00)
OTHER OPERATING REVENUE								
3711.00 Investment Income - Unrestrict	48.89	164.75	(115.86)	318.87	1,153.25	(834.38)	1,977.00	(1,658.13)
3714.50 Vacancy Loss	0.00	(3,761.92)	3,761.92	0.00	(26,333.42)	26,333.42	(45,143.00)	45,143.00
3715.00 Other Revenue	0.00	0.00	0.00	564.45	0.00	564.45	0.00	564.45
3715.01 Laundry Revenue	0.00	33.00	(33.00)	0.00	231.00	(231.00)	396.00	(396.00)
TOTAL OTHER OPERATING REVENUE	48.89	(3,564.17)	3,613.06	883.32	(24,949.17)	25,832.49	(42,770.00)	43,653.32
TOTAL INCOME	75,264.89	71,673.58	3,591.31	525,108.67	501,715.08	23,393.59	860,083.00	(334,974.33)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4911.00 Administrative Salaries	3,496.18	4,380.92	884.74	28,592.36	30,666.42	2,074.06	52,571.00	23,978.64
4912.00 Audit Fee Expense	262.50	772.50	510.00	862.50	5,407.50	4,545.00	9,270.00	8,407.50
4913.00 Management Fee Expense	3,793.37	3,583.67	(209.70)	22,492.18	25,085.67	2,593.49	43,004.00	20,511.82
4914.00 Marketing & Advertising	145.56	33.92	(111.64)	459.41	237.42	(221.99)	407.00	(52.41)
4915.00 Administrative EBC Expenses	1,818.50	1,791.67	(26.83)	14,335.80	12,541.67	(1,794.13)	21,500.00	7,164.20
4916.00 Office Supplies Expense	46.64	141.67	95.03	812.23	991.67	179.44	1,700.00	887.77
4917.00 Legal Expense	0.00	214.58	214.58	4,970.27	1,502.08	(3,468.19)	2,575.00	(2,395.27)
4918.00 Travel Expenses	643.77	56.25	(587.52)	1,081.59	393.75	(687.84)	675.00	(406.59)
4919.01 Telephone Expense	422.36	273.58	(148.78)	3,235.41	1,915.08	(1,320.33)	3,283.00	47.59
4919.02 Dues/Subscription Expense	200.00	30.58	(169.42)	200.00	214.08	14.08	367.00	167.00
4919.04 Training Expense	0.00	250.00	250.00	765.00	1,750.00	985.00	3,000.00	2,235.00
4919.07 Postage Expense	0.00	47.67	47.67	410.22	333.67	(76.55)	572.00	161.78
4919.08 Vehicle Repair Expense	0.00	0.00	0.00	114.09	0.00	(114.09)	0.00	(114.09)
4919.10 Small Hand Tools	0.00	0.00	0.00	16.10	0.00	(16.10)	0.00	(16.10)
4919.11 Internet Expense	265.34	244.58	(20.76)	1,858.10	1,712.08	(146.02)	2,935.00	1,076.90
4919.12 Investigations	399.00	45.42	(353.58)	1,336.65	317.92	(1,018.73)	545.00	(791.65)
4919.13 Court Costs	0.00	37.50	37.50	0.00	262.50	262.50	450.00	450.00
4919.15 Admin. General Contracts	268.12	232.00	(36.12)	2,244.40	1,624.00	(620.40)	2,784.00	539.60
4919.16 Admin. Equipment Contracts	204.62	93.75	(110.87)	709.46	656.25	(53.21)	1,125.00	415.54
TOTAL ADMINISTRATIVE EXPENSE	11,965.96	12,230.26	264.30	84,495.77	85,611.76	1,115.99	146,763.00	62,267.23

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
TENANT SERVICES								
4921.00 Resident Services	0.00	0.00	0.00	13.96	0.00	(13.96)	0.00	(13.96)
4921.03 Resident Services Tenant Servic	0.00	72.67	72.67	0.00	508.67	508.67	872.00	872.00
4921.04 Resident Council Stipend	150.00	55.25	(94.75)	979.35	386.75	(592.60)	663.00	(316.35)
4921.041 Resident Council Expenses	0.00	0.00	0.00	314.68	0.00	(314.68)	0.00	(314.68)
TOTAL TENANT SERVICES	150.00	127.92	(22.08)	1,307.99	895.42	(412.57)	1,535.00	227.01
UTILITY EXPENSE								
4931.00 Water Expenses	5,718.82	2,833.33	(2,885.49)	19,569.34	19,833.33	263.99	34,000.00	14,430.66
4932.00 Electricity Expense	5,239.93	4,308.25	(931.68)	31,076.39	30,157.75	(918.64)	51,699.00	20,622.61
4933.00 Gas Expense	896.81	0.00	(896.81)	896.81	0.00	(896.81)	0.00	(896.81)
4934.00 Trash Expense	1,877.45	833.33	(1,044.12)	6,534.85	5,833.33	(701.52)	10,000.00	3,465.15
4935.00 Sewer Expense	8,123.95	4,083.33	(4,040.62)	27,547.21	28,583.33	1,036.12	49,000.00	21,452.79
TOTAL UTILITY EXPENSE	21,856.96	12,058.24	(9,798.72)	85,624.60	84,407.74	(1,216.86)	144,699.00	59,074.40
MAINTENANCE								
4941.00 Maintenance Labor	4,129.95	4,666.67	536.72	34,858.69	32,666.67	(2,192.02)	56,000.00	21,141.31
4942.00 Materials Expense	0.00	20.83	20.83	39.36	145.83	106.47	250.00	210.64
4942.02 Appliance parts	0.00	29.17	29.17	0.00	204.17	204.17	350.00	350.00
4942.06 Doors	0.00	83.33	83.33	263.54	583.33	319.79	1,000.00	736.46
4942.10 Exterior Supplies	0.00	0.00	0.00	177.63	0.00	(177.63)	0.00	(177.63)
4942.12 Fire Protection	1,314.29	128.67	(1,185.62)	2,281.30	900.67	(1,380.63)	1,544.00	(737.30)
4942.14 Flooring	0.00	58.33	58.33	0.00	408.33	408.33	700.00	700.00
4942.16 Hardware	0.00	83.33	83.33	96.66	583.33	486.67	1,000.00	903.34
4942.18 HVAC Parts	0.00	20.83	20.83	128.98	145.83	16.85	250.00	121.02
4942.20 Janitorial Supplies	0.00	75.00	75.00	328.55	525.00	196.45	900.00	571.45
4942.22 Keys/Locks	0.00	67.92	67.92	118.21	475.42	357.21	815.00	696.79
4942.24 Landscape Materials	0.00	0.00	0.00	48.71	0.00	(48.71)	0.00	(48.71)
4942.26 Lighting/Fixtures	0.00	75.00	75.00	2,273.53	525.00	(1,748.53)	900.00	(1,373.53)
4942.28 Lumber	0.00	41.67	41.67	0.00	291.67	291.67	500.00	500.00
4942.32 Non-Capitalized Furniture, Fixture, Equipment	0.00	106.83	106.83	120.78	747.83	627.05	1,282.00	1,161.22
4942.34 Paint/Drywall Material	0.00	85.83	85.83	0.00	600.83	600.83	1,030.00	1,030.00
4942.36 Plumbing parts	0.00	0.00	0.00	350.95	0.00	(350.95)	0.00	(350.95)
4942.38 Windows - Glass/Screens	0.00	582.08	582.08	223.87	4,074.58	3,850.71	6,985.00	6,761.13
4943.01 Alarm Expense	0.00	666.67	666.67	1,000.00	4,666.67	3,666.67	8,000.00	7,000.00
4943.02 Uniform Expenses	0.00	50.00	50.00	85.56	350.00	264.44	600.00	514.44
4943.03 Lawn Maintenance	2,114.76	541.67	(1,573.09)	6,015.30	3,791.67	(2,223.63)	6,500.00	484.70
4943.04 Electrical Contractor	2,650.00	83.33	(2,566.67)	2,650.00	583.33	(2,066.67)	1,000.00	(1,650.00)
4943.05 Plumbing Contractor	503.35	524.33	20.98	1,825.84	3,670.33	1,844.49	6,292.00	4,466.16
4943.06 HVAC Contractor	825.00	1,583.33	758.33	10,108.00	11,083.33	975.33	19,000.00	8,892.00
4943.07 Elevator Maintenance Exp.	886.91	1,166.67	279.76	8,201.18	8,166.67	(34.51)	14,000.00	5,798.82
4943.08 Bug Maintenance Contract	734.00	672.00	(62.00)	4,404.00	4,704.00	300.00	8,064.00	3,660.00
4943.09 Fire Inspections	0.00	541.67	541.67	1,622.50	3,791.67	2,169.17	6,500.00	4,877.50
4943.10 Routine Maintenance Exp.	1,664.00	1,858.33	194.33	16,030.40	13,008.33	(3,022.07)	22,300.00	6,269.60
4943.12 Equipment Leasing	0.00	0.00	0.00	791.98	0.00	(791.98)	0.00	(791.98)
4943.15 Camera Maintenance	0.00	103.00	103.00	1,105.00	721.00	(384.00)	1,236.00	131.00
4943.16 Outside Labor	0.00	0.00	0.00	307.71	0.00	(307.71)	0.00	(307.71)
4943.19 Repairs	0.00	583.33	583.33	2,935.13	4,083.33	1,148.20	7,000.00	4,064.87
4945.00 Maintenance Labor EBC	1,894.05	1,495.75	(398.30)	12,847.21	10,470.25	(2,376.96)	17,949.00	5,101.79
TOTAL MAINTENANCE	16,716.31	15,995.57	(720.74)	111,240.57	111,969.07	728.50	191,947.00	80,706.43

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
PROTECTIVE SERVICES								
4952.00 Protective Services Expense	0.00	0.00	0.00	22,102.66	0.00	(22,102.66)	0.00	(22,102.66)
TOTAL PROTECTIVE SERVICES	0.00	0.00	0.00	22,102.66	0.00	(22,102.66)	0.00	(22,102.66)
INSURANCE EXPENSE								
4961.00 Insurance Expense	0.00	0.00	0.00	1,000.00	0.00	(1,000.00)	0.00	(1,000.00)
4961.01 Property Insurance	26,985.46	15,875.03	(11,110.43)	127,613.51	111,125.19	(16,488.32)	190,500.32	62,886.81
4961.02 Liability Insurance	2,832.72	1,763.89	(1,068.83)	14,709.64	12,347.23	(2,362.41)	21,166.68	6,457.04
4961.03 Worker's Compensation Insurance	0.00	145.08	145.08	771.80	1,015.58	243.78	1,741.00	969.20
TOTAL INSURANCE EXPENSE	29,818.18	17,784.00	(12,034.18)	144,094.95	124,488.00	(19,606.95)	213,408.00	69,313.05
GENERAL EXPENSE								
4962.00 General Expenses	58.96	723.83	664.87	767.04	5,066.83	4,299.79	8,686.00	7,918.96
4971.00 Replacement Reserve Expense	0.00	3,004.17	3,004.17	0.00	21,029.17	21,029.17	36,050.00	36,050.00
5210.00 Appliances, Furniture, Equipment (Over \$5000.00)	0.00	0.00	0.00	4,410.37	0.00	(4,410.37)	0.00	(4,410.37)
TOTAL GENERAL EXPENSE	58.96	3,728.00	3,669.04	5,177.41	26,096.00	20,918.59	44,736.00	39,558.59
TOTAL EXPENSES	80,566.37	61,923.99	(18,642.38)	454,043.95	433,467.99	(20,575.96)	743,088.00	289,044.05
SURPLUS	(5,301.48)	9,749.59	(15,051.07)	71,064.72	68,247.09	2,817.63	116,995.00	(45,930.28)

Janies Garden

Budget Operating Report

As of July 31, 2025

Reporting Book:

ACCRUAL

As of Date:

07/31/2025

Location:

Janies Garden

	Month Ending			01/01/2025 Through			Year Ending
	07/31/2025			07/31/2025			12/31/2025
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	65,713.00	53,141.67	12,571.33	463,113.47	371,991.69	91,121.78	637,700.04
512100 - SUBSIDY REVENUE	30,843.00	34,772.00	(3,929.00)	194,330.00	243,404.00	(49,074.00)	417,264.00
TOTAL RENT INCOME	96,556.00	87,913.67	8,642.33	657,443.47	615,395.69	42,047.78	1,054,964.04
VACANCIES							
522000 - VACANCIES - TENANT	(2,923.00)	(2,499.00)	(424.00)	(34,373.00)	(12,993.00)	(21,380.00)	(24,663.00)
528000 - EMPLOYEE APARTMENT/DISCOUNT	(1,340.00)	(1,200.00)	(140.00)	(9,380.00)	(8,400.00)	(980.00)	(14,400.00)
TOTAL VACANCIES	(4,263.00)	(3,699.00)	(564.00)	(43,753.00)	(21,393.00)	(22,360.00)	(39,063.00)
NET RENTAL INCOME	92,293.00	84,214.67	8,078.33	613,690.47	594,002.69	19,687.78	1,015,901.04
SERVICES INCOME							
531000 - COIN OPERATIONS	0.00	21.00	(21.00)	59.53	147.00	(87.47)	250.00
533000 - TENANT APPLICATION FEE	0.00	150.00	(150.00)	12,379.98	1,050.00	11,329.98	1,600.00
TOTAL SERVICES INCOME	0.00	171.00	(171.00)	12,439.51	1,197.00	11,242.51	1,850.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	131.56	0.00	131.56	930.96	0.00	930.96	0.00
541200 - INT INC - RESERVES & ESCROWS	304.48	0.00	304.48	1,783.93	0.00	1,783.93	0.00
TOTAL FINANCIAL INCOME	436.04	0.00	436.04	2,714.89	0.00	2,714.89	0.00
OTHER INCOME							
591000 - SECURITY DEPOSIT FORFEITURE	459.59	0.00	459.59	459.59	0.00	459.59	0.00
592500 - LATE CHARGES	1,300.00	700.00	600.00	8,325.00	4,650.00	3,675.00	8,154.00
593000 - RETURNED CHECKS CHARGES	0.00	0.00	0.00	200.00	0.00	200.00	0.00
593600 - LEGAL INCOME	0.00	0.00	0.00	3,245.00	0.00	3,245.00	0.00
593800 - CLEANING FEE	0.00	0.00	0.00	3,690.00	0.00	3,690.00	0.00
593900 - DAMAGES	(50.00)	400.00	(450.00)	7,823.17	2,800.00	5,023.17	4,596.00
594000 - PET FEE	375.00	0.00	375.00	675.00	0.00	675.00	0.00
TOTAL OTHER INCOME	2,084.59	1,100.00	984.59	24,417.76	7,450.00	16,967.76	12,750.00
TOTAL INCOME	94,813.63	85,485.67	9,327.96	653,262.63	602,649.69	50,612.94	1,030,501.04
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	0.00	43.00	43.00	681.28	551.00	(130.28)	756.00
621100 - MARKETING EXPENSE	0.00	0.00	0.00	(288.00)	0.00	288.00	0.00
621500 - MARKETING PAYROLL	25.74	0.00	(25.74)	84.27	0.00	(84.27)	0.00
622500 - CREDIT REPORTS	52.44	88.00	35.56	576.84	616.00	39.16	1,012.00
624500 - INSPECTION FEES	0.00	0.00	0.00	0.00	200.00	200.00	400.00
625500 - EVICTION EXPENSE	500.00	267.00	(233.00)	3,822.16	1,869.00	(1,953.16)	3,000.00
TOTAL RENTING EXPENSES	578.18	398.00	(180.18)	4,876.55	3,236.00	(1,640.55)	5,168.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,380.37	1,415.00	34.63	8,277.55	10,611.00	2,333.45	18,746.00

631100 - OFFICE EXPENSE	101.47	384.00	282.53	2,779.10	2,688.00	(91.10)	4,304.00
631111 - BANK CHARGES	116.27	48.00	(68.27)	621.10	488.00	(133.10)	728.00
631500 - OFFICE EQUIPMENT EXPENSE	215.58	0.00	(215.58)	215.58	552.00	336.42	1,104.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	1,311.57	1,230.00	(81.57)	2,460.00
632000 - MANAGEMENT FEES	5,166.71	4,650.00	(516.71)	37,495.59	32,550.00	(4,945.59)	55,800.00
632500 - ANSWERING SERVICE	0.00	38.00	38.00	0.00	266.00	266.00	456.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,755.00	1,728.00	(27.00)	13,014.00	12,960.00	(54.00)	22,896.00
634100 - MISC. EXPENSE	0.00	0.00	0.00	202.89	0.00	(202.89)	0.00
634200 - TAX CREDIT COMPLIANCE/MONITORING FEE	0.00	0.00	0.00	500.00	500.00	0.00	500.00
635000 - AUDIT EXPENSE	0.00	0.00	0.00	6,775.00	5,500.00	(1,275.00)	11,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	1,133.64	1,190.00	56.36	2,380.00
635400 - SOFTWARE LICENSE EXPENSE	121.13	0.00	(121.13)	5,965.90	6,200.00	234.10	6,200.00
636000 - TELEPHONE	560.83	253.00	(307.83)	1,815.68	1,780.00	(35.68)	3,045.00
637000 - BAD DEBT EXPENSE	0.00	500.00	500.00	9,903.43	3,500.00	(6,403.43)	6,000.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	167.00	167.00	0.00	1,169.00	1,169.00	2,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	3,297.62	3,127.00	(170.62)	23,083.35	21,889.00	(1,194.35)	37,524.00
638400 - TRAINING EXPENSE	196.08	150.00	(46.08)	780.87	1,350.00	569.13	2,100.00
638500 - TRAVEL EXPENSE	0.00	95.00	95.00	751.56	665.00	(86.56)	1,140.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	200.00	200.00	138.75	1,400.00	1,261.25	2,000.00
639002 - MISC ADMIN EXP - Consultant Fees	0.00	0.00	0.00	450.00	0.00	(450.00)	0.00
Total ADMINISTRATIVE EXPENSES	12,911.06	12,755.00	(156.06)	115,215.56	106,488.00	(8,727.56)	180,383.00

OPERATING EXPENSE

641900 - UNIFORMS EXPENSE	0.00	0.00	0.00	0.00	250.00	250.00	500.00
643000 - MAINTENANCE PAYROLL	5,604.42	4,653.00	(951.42)	41,834.98	34,897.00	(6,937.98)	61,609.00
643100 - JANITOR SUPPLIES	130.67	225.00	94.33	769.60	1,500.00	730.40	1,700.00
645000 - ELECTRICITY	1,041.69	833.00	(208.69)	7,208.22	5,831.00	(1,377.22)	10,000.00
645050 - ELECTRICITY - Vacant Unit	523.87	0.00	(523.87)	3,395.10	0.00	(3,395.10)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	(22.58)	0.00	22.58	(105.68)	0.00	105.68	0.00
645100 - WATER	3,890.03	4,000.00	109.97	30,030.83	28,000.00	(2,030.83)	48,000.00
645300 - SEWER	5,650.52	4,836.00	(814.52)	36,048.53	33,852.00	(2,196.53)	58,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	82.56	86.00	3.44	577.92	602.00	24.08	1,032.00
645551 - Vacant Unit Recovery Fees	0.78	0.00	(0.78)	41.02	0.00	(41.02)	0.00
646000 - EXTERMINATING	25.00	115.00	90.00	1,460.55	5,405.00	3,944.45	7,000.00
646200 - EXTERMINATING CONTRACT	0.00	0.00	0.00	8,342.00	0.00	(8,342.00)	0.00
647000 - GARBAGE & RUBBISH REMOVAL	4,959.25	5,125.00	165.75	31,756.60	35,875.00	4,118.40	61,500.00
647100 - FIRE SERVICE FEE / REPAIRS	845.75	833.00	(12.75)	22,259.02	5,831.00	(16,428.02)	10,001.00
649000 - MISC OPERATING EXPENSE	0.00	100.00	100.00	49.41	700.00	650.59	1,200.00
TOTAL OPERATING EXPENSE	22,731.96	20,806.00	(1,925.96)	183,668.10	152,743.00	(30,925.10)	260,542.00

MAINTENANCE EXPENSE

652000 - GROUNDS	0.00	0.00	0.00	280.00	0.00	(280.00)	0.00
652001 - GROUNDS - Supplies	0.00	0.00	0.00	390.86	2,000.00	1,609.14	2,000.00
652002 - GROUNDS - Contract	1,895.00	1,900.00	5.00	13,265.00	13,300.00	35.00	22,800.00
653000 - EXTERIOR PAINTING / REPAIRS	2,011.74	382.00	(1,629.74)	3,514.02	2,685.00	(829.02)	4,595.00
653500 - CLEANING EXPENSE	225.00	0.00	(225.00)	6,728.90	0.00	(6,728.90)	0.00
654100 - REPAIRS - APPLIANCES	0.00	0.00	0.00	939.93	2,000.00	1,060.07	2,500.00
654200 - REPAIRS - CARPET & FLOORS	298.68	204.00	(94.68)	812.90	1,978.00	1,165.10	2,996.00
654300 - REPAIRS - CARPENTRY	14.27	583.00	568.73	4,981.45	4,081.00	(900.45)	7,002.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	49.03	0.00	(49.03)	0.00
654400 - REPAIRS - ELECTRICAL	86.22	150.00	63.78	4,040.52	1,050.00	(2,990.52)	2,000.00
654600 - REPAIRS - PLUMBING	20.71	360.00	339.29	4,192.00	2,808.00	(1,384.00)	5,040.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	0.00	0.00	0.00	(264,752.50)	0.00	264,752.50	0.00
654800 - SERVICE CONTRACTS	0.00	46.00	46.00	0.00	771.00	771.00	1,000.00
655100 - REPAIRS - HVAC	71.23	867.00	795.77	4,592.84	6,069.00	1,476.16	10,398.00

656000 - DECORATING EXPENSE	450.00	635.00	185.00	10,401.65	4,445.00	(5,956.65)	8,000.00
657000 - MOTOR VEHICLE REPAIRS	0.00	100.00	100.00	458.20	700.00	241.80	1,100.00
658500 - SMALL TOOLS EXPENSE	267.78	300.00	32.22	489.25	600.00	110.75	600.00
659000 - MISC MAINTENANCE EXPENSE	0.00	0.00	0.00	74.88	500.00	425.12	500.00
TOTAL MAINTENANCE EXPENSE	5,340.63	5,527.00	186.37	(209,541.07)	42,987.00	252,528.07	70,531.00
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	7,139.43	7,139.00	(0.43)	58,475.29	50,952.00	(7,523.29)	87,001.00
TOTAL INTEREST EXPENSE	7,139.43	7,139.00	(0.43)	58,475.29	50,952.00	(7,523.29)	87,001.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	47,400.00
671100 - PAYROLL TAXES	637.38	595.00	(42.38)	4,843.77	5,234.00	390.23	8,658.00
672000 - INSURANCE EXPENSE	0.00	203,000.00	203,000.00	210,395.13	269,000.00	58,604.87	269,000.00
672100 - HEALTH INSURANCE	1,556.88	500.00	(1,056.88)	5,569.26	3,500.00	(2,069.26)	6,000.00
672200 - WORKERS COMP INSURANCE	120.94	185.00	64.06	888.84	1,388.00	499.16	2,451.00
672300 - LITIGATION SETTLEMENT	0.00	167.00	167.00	0.00	1,169.00	1,169.00	2,000.00
672500 - EMPLOYEE BENEFITS	670.61	500.00	(170.61)	4,298.42	3,500.00	(798.42)	6,000.00
TOTAL TAXES & INSURANCE	2,985.81	204,947.00	201,961.19	225,995.42	283,791.00	57,795.58	341,509.00
OTHER EXPENSES							
687000 - AGENCY SERVICE FEE	450.00	600.00	150.00	712.50	1,000.00	287.50	1,000.00
TOTAL OTHER EXPENSES	450.00	600.00	150.00	712.50	1,000.00	287.50	1,000.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	0.00	1,000.00	1,000.00	3,252.23	4,000.00	747.77	4,000.00
721102 - Flooring: Carpet & Tile	1,931.66	500.00	(1,431.66)	19,446.02	7,000.00	(12,446.02)	8,000.00
721105 - Water Heaters	0.00	0.00	0.00	1,000.21	0.00	(1,000.21)	0.00
721106 - HVAC Equipment	0.00	500.00	500.00	8,580.11	10,000.00	1,419.89	10,000.00
721112 - Doors & Wndows (Exterior)	0.00	0.00	0.00	711.50	0.00	(711.50)	0.00
TOTAL EQUIPMENT PURCHASES	1,931.66	2,000.00	68.34	32,990.07	21,000.00	(11,990.07)	22,000.00
TOTAL CORPORATE EXPENSES	54,068.73	254,172.00	200,103.27	412,392.42	662,197.00	249,804.58	968,134.00
NET PROFIT OR LOSS	40,744.90	(168,686.33)	209,431.23	240,870.21	(59,547.31)	300,417.52	62,367.04
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	5,762.00	3,950.00	(1,812.00)	46,096.00	27,650.00	(18,446.00)	47,400.00
790101 - R/E TAXE ESCROW WITHDRAWALS	0.00	0.00	0.00	0.00	0.00	0.00	(47,400.00)
790200 - PROPERTY INSURANCE ESC DEP	21,215.00	22,325.00	1,110.00	169,720.00	156,275.00	(13,445.00)	267,900.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	(203,000.00)	(203,000.00)	(210,395.13)	(267,900.00)	(57,504.87)	(267,900.00)
791000 - PROV FOR REPLACEMENTS	2,409.39	2,410.00	0.61	19,275.12	16,870.00	(2,405.12)	29,280.00
791100 - RFR REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	(22,000.00)
793000 - PROV FOR MORT PRIN AMORT	4,669.09	4,669.00	(0.09)	35,992.87	31,708.00	(4,284.87)	54,702.00
TOTAL NON-OPERATING EXPENSES	34,055.48	(169,646.00)	(203,701.48)	60,688.86	(35,397.00)	(96,085.86)	61,982.00
NET CASH (+) / DEF (-)	6,689.42	959.67	5,729.75	180,181.35	(24,150.31)	204,331.66	385.04

Created on:

Janies Garden
Balance Sheet
July 31, 2025

Reporting Book:
As of Date:
Location:

ACCRUAL
07/31/2025
Janies Garden

Assets

Current Assets

Cash

IRM Master Escrow Account	(9,440.82)
PETTY CASH	400.00
PETTY CASH - PC CARD	500.00
CASH IN BANK GENERAL	35,116.71
CASH IN BANK - SECURITY DEPOSITS	58,479.39
Total Cash	<u>85,055.28</u>

Accounts Receivable

A/R - RESIDENTS	18,938.75
HAP / RAP / Rent Sup - Suspense	(2,790.00)
Voucher / PBV - Suspense	(13,035.18)
A/R - PBV SUBSIDY	1,758.00
A/R - VOUCHER SUBSIDY	2,113.00
DUE FROM PARTNERS	200.00
DUE TO/FROM-OTHERS (OPERATIONS)	70,299.67
EXCHANGE	(26.16)
Intra-Partnership Exchange	(6,147.57)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(6,160.50)
Total Accounts Receivable	<u>65,150.01</u>

Deposits & Escrows

REAL ESTATE TAX ESCROW	75,856.32
PROPERTY & LIABILITY INSURANCE ESCROW	109,537.01
RESERVE FOR REPLACEMENTS	77,157.87
OPERATING RESERVE FUND	224,215.46
Total Deposits & Escrows	<u>486,766.66</u>

Other Current Assets

PREPAID PROPERTY INSURANCE	59,338.00
MISC PREPAID EXPENSE	118.25
Total Other Current Assets	<u>59,456.25</u>

Total Current Assets

696,428.20

Fixed Assets

LAND	559,730.00
BUILDINGS	14,771,868.18

Depreciation & Amortization

ACC DEPR BUILDINGS	(9,200,769.00)
Total Depreciation & Amortization	<u>(9,200,769.00)</u>

Total Fixed Assets

6,130,829.18

Other Assets	
DEPOSITS - RECEIVABLE	24,803.47
START-UP COSTS	59,000.18
LIHTC FEE	211,731.00
ACCUM. AMORT. - LIHTC MONITORING FEE	(209,666.00)
ACC - AMORT FINANCING FEES (Old)	(69,437.00)
RAR ADJ - ACCUM AMORTIZATION	(59,000.00)
Total Other Assets	(42,568.35)

Total Assets	6,784,689.03
Liabilities & Equity	

Liabilities

Current Liabilities

DEVELOPMENT FEE PAYABLE	292,683.66
DUE TO MMA MASTER ESCROW OPERATING	(41,194.91)
ACCOUNTS PAYABLE	64,133.94
ACCOUNTS PAYABLE - OTHER	127,557.33
ACCRUED 1ST MORTGAGE INTEREST PAYABLE	7,523.00
ACCRUED INTEREST PAYABLE - 2ND MORTG.	3,218,177.22
ACCRUED INTEREST - M.J. LEVITT	55,095.51
ACCRUED EXPENSE	8,544.00
ACCRUED PARTNERSHIP EXPENSES	202,794.76
SECURITY DEPOSIT REFUNDS IN TRANSIT	3,363.63
Total Current Liabilities	3,938,678.14

Other Current Liabilities

SECURITY DEPOSIT LIABILITY	57,765.42
SECURITY DEP INT LIABILITY	1,935.75
PREPAID RENTS	11,694.30
Total Other Current Liabilities	71,395.47

Long Term Liabilities

DEFERRED FINANCING FEES	(113,408.68)
1ST MORTGAGE PAYABLE	1,361,815.04
SECOND MORTGAGE PAYABLE (Old)	325,000.00
OTHER MORTGAGE PAYABLE (Old)	1,869,500.00
LOAN PAYABLE	765,000.00
Total Long Term Liabilities	4,207,906.36

Total Liabilities	8,217,979.97
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Equity

Retained Earnings	(1,674,161.15)
Current Net Income	240,870.21

Total Equity	(1,433,290.94)
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Total Liabilities & Equity	6,784,689.03
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Janies Garden II

Budget Operating Report

As of July 31, 2025

Reporting Book:

ACCRUAL

As of Date:

07/31/2025

Location:

Janies Garden II

	Month Ending			01/01/2025 Through			Year Ending
	07/31/2025			07/31/2025			12/31/2025
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	38,437.00	32,808.00	5,629.00	271,673.00	229,656.00	42,017.00	393,696.00
512100 - SUBSIDY REVENUE	42,539.00	35,000.00	7,539.00	272,495.00	245,000.00	27,495.00	420,000.00
518000 - OPERATING SUBSIDY - ACC	0.00	0.00	0.00	9,129.00	0.00	9,129.00	0.00
TOTAL RENT INCOME	80,976.00	67,808.00	13,168.00	553,297.00	474,656.00	78,641.00	813,696.00
VACANCIES							
522000 - VACANCIES - TENANT	(4,398.00)	(830.00)	(3,568.00)	(40,914.00)	(8,300.00)	(32,614.00)	(11,680.00)
TOTAL VACANCIES	(4,398.00)	(830.00)	(3,568.00)	(40,914.00)	(8,300.00)	(32,614.00)	(11,680.00)
NET RENTAL INCOME	76,578.00	66,978.00	9,600.00	512,383.00	466,356.00	46,027.00	802,016.00
SERVICES INCOME							
533000 - TENANT APPLICATION FEE	0.00	0.00	0.00	210.00	0.00	210.00	0.00
TOTAL SERVICES INCOME	0.00	0.00	0.00	210.00	0.00	210.00	0.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	60.64	0.00	60.64	336.44	0.00	336.44	0.00
541200 - INT INC - RESERVES & ESCROWS	629.96	0.00	629.96	4,839.53	0.00	4,839.53	0.00
541400 - INT INC - OPERATING RESERVE	261.51	0.00	261.51	1,913.82	0.00	1,913.82	0.00
541500 - INT INC - DEBT SERVICE RESERVE	653.49	0.00	653.49	4,547.48	0.00	4,547.48	0.00
TOTAL FINANCIAL INCOME	1,605.60	0.00	1,605.60	11,637.27	0.00	11,637.27	0.00
OTHER INCOME							
592500 - LATE CHARGES	800.00	650.00	150.00	5,025.00	4,850.00	175.00	8,000.00
593000 - RETURNED CHECKS CHARGES	25.00	0.00	25.00	25.00	0.00	25.00	0.00
593600 - LEGAL INCOME	0.00	0.00	0.00	1,467.50	0.00	1,467.50	0.00
593800 - CLEANING FEE	150.00	250.00	(100.00)	600.00	750.00	(150.00)	1,000.00
593900 - DAMAGES	20.00	150.00	(130.00)	2,075.27	1,200.00	875.27	1,800.00
TOTAL OTHER INCOME	995.00	1,050.00	(55.00)	9,192.77	6,800.00	2,392.77	10,800.00
TOTAL INCOME	79,178.60	68,028.00	11,150.60	533,423.04	473,156.00	60,267.04	812,816.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	0.00	70.00	70.00	590.74	490.00	(100.74)	700.00
621100 - MARKETING EXPENSE	0.00	0.00	0.00	(227.72)	0.00	227.72	0.00
621500 - MARKETING PAYROLL	20.15	0.00	(20.15)	65.93	0.00	(65.93)	0.00
622500 - CREDIT REPORTS	52.44	29.00	(23.44)	314.64	203.00	(111.64)	350.00
624500 - INSPECTION FEES	0.00	0.00	0.00	0.00	806.00	806.00	1,000.00
625500 - EVICTION EXPENSE	90.00	332.00	242.00	1,557.50	1,724.00	166.50	3,396.00
TOTAL RENTING EXPENSES	162.59	431.00	268.41	2,301.09	3,223.00	921.91	5,446.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,123.33	1,162.00	38.67	6,769.14	8,714.00	1,944.86	15,394.00
631100 - OFFICE EXPENSE	60.88	300.00	239.12	3,041.20	2,700.00	(341.20)	3,800.00

631111 - BANK CHARGES	110.21	65.00	(45.21)	604.29	475.00	(129.29)	800.00
631500 - OFFICE EQUIPMENT EXPENSE	215.58	0.00	(215.58)	215.58	436.00	220.42	872.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	1,037.05	980.00	(57.05)	1,960.00
632000 - MANAGEMENT FEES	4,616.37	3,775.00	(841.37)	28,775.86	26,425.00	(2,350.86)	45,300.00
632500 - ANSWERING SERVICE	89.60	30.00	(59.60)	627.20	210.00	(417.20)	359.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	1,365.00	1,344.00	(21.00)	10,122.00	10,080.00	(42.00)	17,808.00
634000 - LEGAL EXPENSE	0.00	0.00	0.00	567.50	0.00	(567.50)	0.00
634100 - MISC. EXPENSE	0.00	0.00	0.00	202.89	0.00	(202.89)	0.00
635000 - AUDIT EXPENSE	0.00	0.00	0.00	6,775.00	5,500.00	(1,275.00)	11,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	1,150.56	1,204.00	53.44	2,408.00
635400 - SOFTWARE LICENSE EXPENSE	47.12	0.00	(47.12)	4,431.18	5,000.00	568.82	5,000.00
636000 - TELEPHONE	607.81	210.00	(397.81)	1,598.58	1,470.00	(128.58)	2,520.00
636500 - CABLE TV / INTERNET EXPENSE	0.00	102.00	102.00	615.60	714.00	98.40	1,220.00
637000 - BAD DEBT EXPENSE	31.03	500.00	468.97	1,495.53	3,500.00	2,004.47	6,000.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	83.00	83.00	0.00	581.00	581.00	1,000.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,623.49	2,490.00	(133.49)	18,364.43	17,430.00	(934.43)	29,880.00
638400 - TRAINING EXPENSE	155.04	118.00	(37.04)	782.85	1,071.00	288.15	1,648.00
638500 - TRAVEL EXPENSE	0.00	75.00	75.00	751.56	525.00	(226.56)	900.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	84.00	84.00	138.75	588.00	449.25	1,008.00
Total ADMINISTRATIVE EXPENSES	11,045.46	10,338.00	(707.46)	88,066.75	87,603.00	(463.75)	148,877.00
OPERATING EXPENSE							
641900 - UNIFORMS EXPENSE	0.00	40.00	40.00	0.00	280.00	280.00	395.00
643000 - MAINTENANCE PAYROLL	4,424.56	3,673.00	(751.56)	31,501.07	27,548.00	(3,953.07)	48,636.00
643100 - JANITOR SUPPLIES	66.53	250.00	183.47	665.37	1,450.00	784.63	2,000.00
645000 - ELECTRICITY	38.03	500.00	461.97	1,927.05	3,500.00	1,572.95	6,000.00
645050 - ELECTRICITY - Vacant Unit	454.77	0.00	(454.77)	3,570.50	0.00	(3,570.50)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	38.45	0.00	(38.45)	(323.37)	0.00	323.37	0.00
645100 - WATER	3,850.51	3,100.00	(750.51)	21,676.72	21,700.00	23.28	37,200.00
645300 - SEWER	6,512.42	4,880.00	(1,632.42)	36,633.72	34,160.00	(2,473.72)	58,560.00
645500 - UTILITY PROCESSING / COMMISSIONS	65.28	70.00	4.72	456.96	490.00	33.04	840.00
645551 - Vacant Unit Recovery Fees	27.06	0.00	(27.06)	152.38	0.00	(152.38)	0.00
646000 - EXTERMINATING	0.00	250.00	250.00	2,314.55	1,750.00	(564.55)	3,000.00
646200 - EXTERMINATING CONTRACT	0.00	0.00	0.00	5,035.00	0.00	(5,035.00)	0.00
647000 - GARBAGE & RUBBISH REMOVAL	1,053.57	1,601.00	547.43	5,945.02	11,207.00	5,261.98	19,212.00
647100 - FIRE SERVICE FEE / REPAIRS	2,694.75	933.00	(1,761.75)	15,745.20	6,531.00	(9,214.20)	11,200.00
649000 - MISC OPERATING EXPENSE	0.00	83.00	83.00	49.41	581.00	531.59	1,000.00
TOTAL OPERATING EXPENSE	19,225.93	15,380.00	(3,845.93)	125,349.58	109,197.00	(16,152.58)	188,043.00
MAINTENANCE EXPENSE							
650500 - PROTECTION/SECURITY COSTS	0.00	83.00	83.00	0.00	581.00	581.00	1,000.00
652000 - GROUNDS	0.00	0.00	0.00	280.00	0.00	(280.00)	0.00
652001 - GROUNDS - Supplies	0.00	0.00	0.00	390.92	1,000.00	609.08	1,000.00
652002 - GROUNDS - Contract	1,700.00	1,699.00	(1.00)	11,600.00	11,893.00	293.00	20,406.00
653000 - EXTERIOR PAINTING / REPAIRS	2,963.36	1,013.00	(1,950.36)	4,479.00	4,841.00	362.00	6,906.00
653500 - CLEANING EXPENSE	180.00	0.00	(180.00)	6,972.80	0.00	(6,972.80)	0.00
654100 - REPAIRS - APPLIANCES	0.00	251.00	251.00	1,670.60	1,757.00	86.40	3,005.00
654200 - REPAIRS - CARPET & FLOORS	0.00	250.00	250.00	350.59	1,460.00	1,109.41	2,000.00
654300 - REPAIRS - CARPENTRY	0.00	595.00	595.00	7,381.12	4,689.00	(2,692.12)	6,000.00
654307 - REPAIRS - Hardware	293.39	0.00	(293.39)	332.09	0.00	(332.09)	0.00
654400 - REPAIRS - ELECTRICAL	205.16	251.00	45.84	2,882.81	2,053.00	(829.81)	3,500.00
654600 - REPAIRS - PLUMBING	(1,017.29)	300.00	1,317.29	5,441.71	4,000.00	(1,441.71)	5,602.00
654700 - REPAIRS - PROP DAMAGE/CLAIMS	154,394.94	0.00	(154,394.94)	53,408.75	0.00	(53,408.75)	0.00
654702 - REPAIRS - PROP DAMAGE/CLAIMS (OTHER / NON-ACC)	0.00	0.00	0.00	(15,352.94)	0.00	15,352.94	0.00
655100 - REPAIRS - HVAC	71.22	999.50	928.28	3,989.44	6,700.50	2,711.06	8,500.00
656000 - DECORATING EXPENSE	1,146.69	317.00	(829.69)	7,896.40	3,017.00	(4,879.40)	5,001.00

657000 - MOTOR VEHICLE REPAIRS	0.00	100.00	100.00	437.97	700.00	262.03	1,200.00
658500 - SMALL TOOLS EXPENSE	0.00	84.00	84.00	160.28	748.00	587.72	1,000.00
659000 - MISC MAINTENANCE EXPENSE	0.00	42.00	42.00	912.89	294.00	(618.89)	506.00
TOTAL MAINTENANCE EXPENSE	159,937.47	5,984.50	(153,952.97)	93,234.43	43,733.50	(49,500.93)	65,626.00
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	9,878.13	9,925.00	46.87	85,228.01	69,475.00	(15,753.01)	119,100.00
TOTAL INTEREST EXPENSE	9,878.13	9,925.00	46.87	85,228.01	69,475.00	(15,753.01)	119,100.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	35,100.00
671100 - PAYROLL TAXES	502.13	472.00	(30.13)	3,814.95	4,150.00	335.05	6,863.00
672000 - INSURANCE EXPENSE	0.00	115,200.00	115,200.00	46,020.80	167,400.00	121,379.20	167,400.00
672100 - HEALTH INSURANCE	1,174.77	400.00	(774.77)	4,053.59	2,800.00	(1,253.59)	4,800.00
672200 - WORKERS COMP INSURANCE	96.40	147.00	50.60	700.41	1,101.00	400.59	1,943.00
672300 - LITIGATION SETTLEMENT	0.00	167.00	167.00	0.00	1,169.00	1,169.00	2,000.00
TOTAL TAXES & INSURANCE	1,773.30	116,386.00	114,612.70	54,589.75	176,620.00	122,030.25	218,106.00
OTHER EXPENSES							
687500 - TRUSTEE FEES	740.00	740.00	0.00	5,920.00	5,180.00	(740.00)	8,880.00
TOTAL OTHER EXPENSES	740.00	740.00	0.00	5,920.00	5,180.00	(740.00)	8,880.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	0.00	800.00	800.00	9,828.23	5,600.00	(4,228.23)	8,800.00
721102 - Flooring: Carpet & Tile	450.00	800.00	350.00	14,101.44	5,600.00	(8,501.44)	8,800.00
721105 - Water Heaters	0.00	0.00	0.00	455.02	0.00	(455.02)	0.00
721106 - HVAC Equipment	1,154.53	2,500.00	1,345.47	9,098.85	13,500.00	4,401.15	18,500.00
721112 - Doors & Wndows (Exterior)	0.00	0.00	0.00	2,425.90	4,500.00	2,074.10	4,500.00
TOTAL EQUIPMENT PURCHASES	1,604.53	4,100.00	2,495.47	35,909.44	29,200.00	(6,709.44)	40,600.00
TOTAL CORPORATE EXPENSES	204,367.41	163,284.50	(41,082.91)	490,599.05	524,231.50	33,632.45	794,678.00
NET PROFIT OR LOSS	(125,188.81)	(95,256.50)	(29,932.31)	42,823.99	(51,075.50)	93,899.49	18,138.00
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	2,666.65	2,925.00	258.35	21,333.20	20,475.00	(858.20)	35,100.00
790101 - R/E TAXE ESCROW WITHDRAWALS	0.00	0.00	0.00	0.00	0.00	0.00	(35,100.00)
790200 - PROPERTY INSURANCE ESC DEP	47,500.02	13,875.00	(33,625.02)	86,000.16	97,125.00	11,124.84	166,500.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	(115,200.00)	(115,200.00)	(46,020.80)	(166,500.00)	(120,479.20)	(166,500.00)
791000 - PROV FOR REPLACEMENTS	1,700.00	1,700.00	0.00	13,600.00	11,900.00	(1,700.00)	20,400.00
791100 - RFR REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	(40,600.00)
793000 - PROV FOR MORT PRIN AMORT	2,500.00	2,500.00	0.00	20,000.00	17,500.00	(2,500.00)	30,000.00
TOTAL NON-OPERATING EXPENSES	54,366.67	(94,200.00)	(148,566.67)	94,912.56	(19,500.00)	(114,412.56)	9,800.00
NET CASH (+) / DEF (-)	(179,555.48)	(1,056.50)	(178,498.98)	(52,088.57)	(31,575.50)	(20,513.07)	8,338.00

Created on:

Janies Garden II
Balance Sheet
July 31, 2025

Reporting Book:
As of Date:
Location:

ACCRUAL
07/31/2025
Janies Garden II

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	(9,329.01)
CASH IN BANK- RECONCILIATION	(2,758.30)
CASH IN BANK - SECURITY DEPOSITS	47,940.54
Total Cash	36,253.23

Accounts Receivable

A/R - RESIDENTS	10,017.12
A/R - COMMERCIAL TENANTS	2,271.44
Voucher / PBV - Suspense	(10,386.00)
A/R - PBV SUBSIDY	3,904.00
A/R - VOUCHER SUBSIDY	1,492.00
DUE FROM PARTNERS	200.00
DUE TO/FROM-OTHERS (OPERATIONS)	31,185.12
GRANT RECEIVABLE	4,797.68
NEW RESIDENT - RENT & SEC DEP PAYMENTS	84.00
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(6,650.42)
Total Accounts Receivable	36,914.94

Deposits & Escrows

DEBT SERVICE RESERVE FUND	184,369.87
REAL ESTATE TAX ESCROW	24,477.52
PROPERTY & LIABILITY INSURANCE ESCROW	93,359.21
RESERVE FOR REPLACEMENTS	132,781.34
OPERATING RESERVE FUND	73,780.78
Total Deposits & Escrows	508,768.72

Other Current Assets

PREPAID PROPERTY INSURANCE	36,334.00
MISC PREPAID EXPENSE	96.75
Total Other Current Assets	36,430.75

Total Current Assets

618,367.64

Fixed Assets

LAND	150,000.00
BUILDINGS	11,257,899.91

Depreciation & Amortization

ACC DEPR BUILDINGS	(6,159,747.00)
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Total Depreciation & Amortization	<u>(6,159,747.00)</u>
Total Fixed Assets	<u>5,248,152.91</u>
Other Assets	
DEPOSITS - RECEIVABLE	5,349.84
START-UP COSTS	53,000.00
LIHTC FEE	141,101.64
ACCUM. AMORT. - LIHTC MONITORING FEE	(131,643.00)
ACC - AMORT FINANCING FEES (Old)	(83,817.00)
RAR ADJ - ACCUM AMORTIZATION	<u>(53,000.00)</u>
Total Other Assets	<u>(69,008.52)</u>
Total Assets	<u><u>5,797,512.03</u></u>
Liabilities & Equity	
Liabilities	
Current Liabilities	
DEVELOPMENT FEE PAYABLE	2,221.00
ACCOUNTS PAYABLE	73,264.90
ACCOUNTS PAYABLE - OTHER	26,304.37
ACCRUED INTEREST PAYABLE - 3RD MORTG.	45,572.91
ACCRUED EXPENSE	8,416.00
SECURITY DEPOSIT REFUNDS IN TRANSIT	<u>1,913.40</u>
Total Current Liabilities	<u>157,692.58</u>
Other Current Liabilities	
SECURITY DEPOSIT LIABILITY	46,548.87
SECURITY DEP INT LIABILITY	947.22
PREPAID RENTS	<u>12,745.14</u>
Total Other Current Liabilities	<u>60,241.23</u>
Long Term Liabilities	
DEFERRED FINANCING FEES	(239,467.00)
1ST MORTGAGE PAYABLE	1,622,500.77
SECOND MORTGAGE PAYABLE (Old)	6,743,500.00
OTHER MORTGAGE PAYABLE (Old)	<u>300,000.00</u>
Total Long Term Liabilities	<u>8,426,533.77</u>
Total Liabilities	<u>8,644,467.58</u>
Equity	
Retained Earnings	(2,889,779.54)
Current Net Income	42,823.99
Total Equity	<u>(2,846,955.55)</u>
Total Liabilities & Equity	<u><u>5,797,512.03</u></u>

Janies Garden III

Budget Operating Report

As of July 31, 2025

Reporting Book:

ACCRUAL

As of Date:

07/31/2025

Location:

Janies Garden III

	Month Ending 07/31/2025			01/01/2025 Through 07/31/2025			Year Ending 12/31/2025
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget
RENT INCOME							
512000 - APARTMENT RENT - TENANT	43,320.00	36,200.00	7,120.00	325,223.00	253,400.00	71,823.00	434,400.00
512001 - APARTMENT RENT- TENANT ACC ONLY	7,282.00	0.00	7,282.00	40,475.00	0.00	40,475.00	0.00
512100 - SUBSIDY REVENUE	69,059.00	65,000.00	4,059.00	435,703.00	455,000.00	(19,297.00)	780,000.00
518000 - OPERATING SUBSIDY - ACC	0.00	0.00	0.00	26,278.63	0.00	26,278.63	0.00
TOTAL RENT INCOME	119,661.00	101,200.00	18,461.00	827,679.63	708,400.00	119,279.63	1,214,400.00
VACANCIES							
522000 - VACANCIES - TENANT	(9,490.00)	(5,000.00)	(4,490.00)	(106,360.00)	(35,000.00)	(71,360.00)	(60,000.00)
TOTAL VACANCIES	(9,490.00)	(5,000.00)	(4,490.00)	(106,360.00)	(35,000.00)	(71,360.00)	(60,000.00)
NET RENTAL INCOME	110,171.00	96,200.00	13,971.00	721,319.63	673,400.00	47,919.63	1,154,400.00
SERVICES INCOME							
531000 - COIN OPERATIONS	0.00	42.00	(42.00)	0.00	294.00	(294.00)	500.00
533000 - TENANT APPLICATION FEE	0.00	42.00	(42.00)	430.00	294.00	136.00	500.00
TOTAL SERVICES INCOME	0.00	84.00	(84.00)	430.00	588.00	(158.00)	1,000.00
FINANCIAL INCOME							
541000 - INTEREST INCOME	1,571.01	0.00	1,571.01	10,455.44	0.00	10,455.44	0.00
541300 - INT INC - AFFORDABILITY RESERVE	431.88	0.00	431.88	2,932.39	0.00	2,932.39	0.00
541400 - INT INC - OPERATING RESERVE	881.72	0.00	881.72	5,980.80	0.00	5,980.80	0.00
TOTAL FINANCIAL INCOME	2,884.61	0.00	2,884.61	19,368.63	0.00	19,368.63	0.00
OTHER INCOME							
592500 - LATE CHARGES	1,275.00	500.00	775.00	7,050.00	3,500.00	3,550.00	6,000.00
593600 - LEGAL INCOME	250.00	0.00	250.00	1,470.00	0.00	1,470.00	0.00
593800 - CLEANING FEE	420.00	0.00	420.00	3,075.00	0.00	3,075.00	0.00
593900 - DAMAGES	582.00	167.00	415.00	2,655.00	1,169.00	1,486.00	2,000.00
594000 - PET FEE	50.00	0.00	50.00	875.00	0.00	875.00	0.00
TOTAL OTHER INCOME	2,577.00	667.00	1,910.00	15,125.00	4,669.00	10,456.00	8,000.00
TOTAL INCOME	115,632.61	96,951.00	18,681.61	756,243.26	678,657.00	77,586.26	1,163,400.00
TOTAL CORPORATE EXPENSES							
RENTING EXPENSES							
621000 - ADVERTISING	0.00	63.00	63.00	610.86	441.00	(169.86)	755.00
621100 - MARKETING EXPENSE	0.00	0.00	0.00	(241.11)	0.00	241.11	0.00
621500 - MARKETING PAYROLL	21.65	0.00	(21.65)	70.84	0.00	(70.84)	0.00
622500 - CREDIT REPORTS	39.33	42.00	2.67	340.86	294.00	(46.86)	506.00
624500 - INSPECTION FEES	0.00	83.00	83.00	0.00	581.00	581.00	1,000.00
625500 - EVICTION EXPENSE	780.00	501.00	(279.00)	2,872.50	3,507.00	634.50	6,000.00
TOTAL RENTING EXPENSES	840.98	689.00	(151.98)	3,653.95	4,823.00	1,169.05	8,261.00
ADMINISTRATIVE EXPENSES							
631000 - OFFICE PAYROLL	1,187.60	1,225.00	37.40	7,260.93	9,186.00	1,925.07	16,228.00

631100 - OFFICE EXPENSE	208.74	466.00	257.26	3,183.84	3,262.00	78.16	5,596.00
631111 - BANK CHARGES	185.37	50.00	(135.37)	1,099.82	750.00	(349.82)	1,000.00
631500 - OFFICE EQUIPMENT EXPENSE	215.60	0.00	(215.60)	215.60	500.00	284.40	1,000.00
631502 - OFFICE/COMPUTER - SERVICES	0.00	0.00	0.00	1,098.06	1,750.00	651.94	3,500.00
632000 - MANAGEMENT FEES	7,152.63	5,817.00	(1,335.63)	42,893.03	40,719.00	(2,174.03)	69,803.00
632500 - ANSWERING SERVICE	0.00	32.00	32.00	0.00	224.00	224.00	381.00
633000 - SITE MANAGER'S PAYROLL EXPENSE	3,380.00	3,328.00	(52.00)	25,064.00	24,960.00	(104.00)	44,096.00
634100 - MISC. EXPENSE	0.00	0.00	0.00	202.91	0.00	(202.91)	0.00
634200 - TAX CREDIT COMPLIANCE/MONITORING FEE	0.00	0.00	0.00	0.00	1,016.00	1,016.00	2,030.00
635000 - AUDIT EXPENSE	0.00	0.00	0.00	6,775.00	5,500.00	(1,275.00)	11,000.00
635300 - ALLOC. CENTRALIZED COMPLIANCE COSTS	0.00	0.00	0.00	1,218.24	1,220.00	1.76	2,440.00
635400 - SOFTWARE LICENSE EXPENSE	44.20	0.00	(44.20)	4,667.80	5,000.00	332.20	5,000.00
636000 - TELEPHONE	519.11	183.00	(336.11)	1,672.61	1,281.00	(391.61)	2,200.00
636500 - CABLE TV / INTERNET EXPENSE	380.59	313.00	(67.59)	2,664.85	2,191.00	(473.85)	3,756.00
637000 - BAD DEBT EXPENSE	443.35	1,300.00	856.65	6,319.95	9,100.00	2,780.05	15,500.00
637001 - BAD DEBT EXPENSE - Allowance	0.00	0.00	0.00	747.00	0.00	(747.00)	0.00
637600 - SOCIAL SERVICE SUPPLIES	0.00	72.00	72.00	16.99	719.00	702.01	1,002.00
637604 - SOCIAL SERVICE EXPENSE - 3rd Party	2,792.60	2,649.00	(143.60)	19,548.21	18,543.00	(1,005.21)	31,788.00
638400 - TRAINING EXPENSE	164.16	250.00	85.84	782.42	1,750.00	967.58	3,000.00
638500 - TRAVEL EXPENSE	0.00	250.00	250.00	751.58	1,750.00	998.42	3,000.00
639000 - MISC ADMINISTRATIVE EXPENSE	0.00	133.00	133.00	138.75	931.00	792.25	1,600.00
Total ADMINISTRATIVE EXPENSES	16,673.95	16,068.00	(605.95)	126,321.59	130,352.00	4,030.41	223,920.00

OPERATING EXPENSE

641900 - UNIFORMS EXPENSE	0.00	33.00	33.00	0.00	231.00	231.00	400.00
643000 - MAINTENANCE PAYROLL	4,719.51	3,935.00	(784.51)	35,229.46	29,511.00	(5,718.46)	52,101.00
643100 - JANITOR SUPPLIES	406.40	216.00	(190.40)	2,154.47	1,512.00	(642.47)	2,602.00
645000 - ELECTRICITY	1,506.00	1,166.00	(340.00)	8,961.62	8,162.00	(799.62)	14,000.00
645050 - ELECTRICITY - Vacant Unit	456.16	0.00	(456.16)	4,578.89	0.00	(4,578.89)	0.00
645051 - ELECTRICITY - Vacant Unit Recovery	(58.16)	0.00	58.16	(563.33)	0.00	563.33	0.00
645100 - WATER	5,130.81	3,350.00	(1,780.81)	23,471.94	23,450.00	(21.94)	40,200.00
645300 - SEWER	7,410.08	5,000.00	(2,410.08)	34,811.29	35,000.00	188.71	60,000.00
645500 - UTILITY PROCESSING / COMMISSIONS	69.12	72.00	2.88	483.84	504.00	20.16	864.00
645551 - Vacant Unit Recovery Fees	0.78	0.00	(0.78)	205.02	0.00	(205.02)	0.00
646000 - EXTERMINATING	2,800.00	500.00	(2,300.00)	5,296.44	3,500.00	(1,796.44)	6,000.00
646200 - EXTERMINATING CONTRACT	0.00	0.00	0.00	4,273.50	0.00	(4,273.50)	0.00
647000 - GARBAGE & RUBBISH REMOVAL	38.06	1,419.00	1,380.94	888.56	9,933.00	9,044.44	16,995.00
647002 - TRASH REMOVAL - SERVICE	0.00	0.00	0.00	475.00	0.00	(475.00)	0.00
647050 - GARBAGE & RUBBISH REMOVAL - Vacant Unit	471.75	0.00	(471.75)	2,945.25	0.00	(2,945.25)	0.00
647100 - FIRE SERVICE FEE / REPAIRS	269.82	122.00	(147.82)	18,698.60	5,144.00	(13,554.60)	10,005.00
649000 - MISC OPERATING EXPENSE	0.00	250.00	250.00	49.41	1,750.00	1,700.59	3,000.00
TOTAL OPERATING EXPENSE	23,220.33	16,063.00	(7,157.33)	141,959.96	118,697.00	(23,262.96)	206,167.00

MAINTENANCE EXPENSE

650500 - PROTECTION/SECURITY COSTS	0.00	83.00	83.00	0.00	581.00	581.00	996.00
652000 - GROUNDS	0.00	0.00	0.00	280.00	0.00	(280.00)	0.00
652001 - GROUNDS - Supplies	0.00	0.00	0.00	0.00	3,500.00	3,500.00	3,500.00
652002 - GROUNDS - Contract	1,800.00	1,571.00	(229.00)	12,090.00	12,107.00	17.00	20,504.00
653000 - EXTERIOR PAINTING / REPAIRS	3,200.00	600.00	(2,600.00)	5,004.89	4,200.00	(804.89)	7,200.00
653500 - CLEANING EXPENSE	1,252.50	1,000.00	(252.50)	13,453.24	4,000.00	(9,453.24)	5,000.00
654100 - REPAIRS - APPLIANCES	39.63	300.00	260.37	2,628.74	2,175.00	(453.74)	3,750.00
654200 - REPAIRS - CARPET & FLOORS	0.00	150.00	150.00	49.58	1,050.00	1,000.42	1,800.00
654300 - REPAIRS - CARPENTRY	1,170.12	450.00	(720.12)	12,777.23	3,030.00	(9,747.23)	5,000.00
654307 - REPAIRS - Hardware	0.00	0.00	0.00	53.82	0.00	(53.82)	0.00
654400 - REPAIRS - ELECTRICAL	1,308.13	383.00	(925.13)	9,228.08	3,181.00	(6,047.08)	4,996.00
654600 - REPAIRS - PLUMBING	188.11	550.00	361.89	10,141.81	3,850.00	(6,291.81)	6,000.00

654700 - REPAIRS - PROP DAMAGE/CLAIMS	0.00	0.00	0.00	26,833.50	0.00	(26,833.50)	0.00
654800 - SERVICE CONTRACTS	0.00	150.00	150.00	0.00	1,050.00	1,050.00	1,800.00
655100 - REPAIRS - HVAC	2,321.32	1,005.00	(1,316.32)	9,974.21	7,035.00	(2,939.21)	12,000.00
656000 - DECORATING EXPENSE	1,455.00	366.00	(1,089.00)	16,576.67	5,490.00	(11,086.67)	8,800.00
656001 - DECORATING - Painting Supplies	0.00	0.00	0.00	134.21	0.00	(134.21)	0.00
656003 - DECORATING - Draperies / Blinds	0.00	0.00	0.00	329.35	0.00	(329.35)	0.00
657000 - MOTOR VEHICLE REPAIRS	0.00	125.00	125.00	442.31	875.00	432.69	1,506.00
658000 - MAIN EQUIPMENT REPAIR	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
658500 - SMALL TOOLS EXPENSE	317.70	30.00	(287.70)	537.24	1,210.00	672.76	1,300.00
659000 - MISC MAINTENANCE EXPENSE	0.00	200.00	200.00	201.26	1,400.00	1,198.74	2,000.00
TOTAL MAINTENANCE EXPENSE	13,052.51	6,963.00	(6,089.51)	120,736.14	55,234.00	(65,502.14)	87,152.00
INTEREST EXPENSE							
682000 - 1ST MORTGAGE INTEREST	6,135.78	6,136.00	0.22	43,498.61	43,501.00	2.39	74,695.00
TOTAL INTEREST EXPENSE	6,135.78	6,136.00	0.22	43,498.61	43,501.00	2.39	74,695.00
TAXES & INSURANCE							
671000 - TAXES - REAL ESTATE	0.00	0.00	0.00	0.00	0.00	0.00	41,700.00
671100 - PAYROLL TAXES	667.32	650.00	(17.32)	5,110.14	5,647.00	536.86	9,380.00
672000 - INSURANCE EXPENSE	0.00	205,200.00	205,200.00	194,196.80	260,500.00	66,303.20	260,500.00
672100 - HEALTH INSURANCE	2,024.66	700.00	(1,324.66)	7,399.42	4,900.00	(2,499.42)	8,400.00
672200 - WORKERS COMP INSURANCE	111.40	174.00	62.60	817.13	1,302.00	484.87	2,298.00
TOTAL TAXES & INSURANCE	2,803.38	206,724.00	203,920.62	207,523.49	272,349.00	64,825.51	322,278.00
OTHER EXPENSES							
723100 - INCENTIVE MANAGEMENT FEE	0.00	0.00	0.00	48,527.03	0.00	(48,527.03)	0.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	48,527.03	0.00	(48,527.03)	0.00
EQUIPMENT PURCHASES							
721101 - Kitchen Appliances	0.00	0.00	0.00	11,680.68	10,000.00	(1,680.68)	10,000.00
721102 - Flooring: Carpet & Tile	759.00	0.00	(759.00)	9,135.36	6,000.00	(3,135.36)	6,000.00
721104 - Tubs & Surrounds	0.00	0.00	0.00	570.00	0.00	(570.00)	0.00
721105 - Water Heaters	0.00	0.00	0.00	480.07	1,000.00	519.93	1,000.00
721106 - HVAC Equipment	2,261.22	0.00	(2,261.22)	15,240.39	9,000.00	(6,240.39)	9,000.00
721112 - Doors & Wndows (Exterior)	0.00	0.00	0.00	5,039.44	0.00	(5,039.44)	0.00
TOTAL EQUIPMENT PURCHASES	3,020.22	0.00	(3,020.22)	42,145.94	26,000.00	(16,145.94)	26,000.00
TOTAL CORPORATE EXPENSES	65,747.15	252,643.00	186,895.85	734,366.71	650,956.00	(83,410.71)	948,473.00
NET PROFIT OR LOSS	49,885.46	(155,692.00)	205,577.46	21,876.55	27,701.00	(5,824.45)	214,927.00
NON-OPERATING EXPENSES							
790100 - R/E TAXE ESCROW DEPOSITS	4,431.51	3,475.00	(956.51)	30,190.18	24,325.00	(5,865.18)	41,700.00
790101 - R/E TAXE ESCROW WITHDRAWALS	0.00	0.00	0.00	0.00	0.00	0.00	(41,700.00)
790200 - PROPERTY INSURANCE ESC DEP	18,789.91	21,625.00	2,835.09	132,426.99	151,375.00	18,948.01	259,500.00
790201 - PROPERTY INS ESC WITHDRAWALS	0.00	(205,200.00)	(205,200.00)	(194,196.80)	(259,500.00)	(65,303.20)	(259,500.00)
791000 - PROV FOR REPLACEMENTS	2,213.77	2,214.00	0.23	15,496.39	15,498.00	1.61	26,766.00
791100 - RFR REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	(26,000.00)
793000 - PROV FOR MORT PRIN AMORT	1,375.81	1,376.00	0.19	9,082.52	9,083.00	0.48	15,448.00
TOTAL NON-OPERATING EXPENSES	26,811.00	(176,510.00)	(203,321.00)	(7,000.72)	(59,219.00)	(52,218.28)	16,214.00
NET CASH (+) / DEF (-)	23,074.46	20,818.00	2,256.46	28,877.27	86,920.00	(58,042.73)	198,713.00

Created on:

Janies Garden III

Balance Sheet

July 31, 2025

Reporting Book:

As of Date:

Location:

ACCRUAL

07/31/2025

Janies Garden III

Assets

Current Assets

Cash

PETTY CASH	400.00
CASH IN BANK GENERAL	560,289.34
CASH IN BANK - DEVELOPMENT	1,199.61
CASH IN BANK - SECURITY DEPOSITS	58,055.94
Total Cash	619,944.89

Accounts Receivable

A/R - RESIDENTS	11,976.50
Voucher / PBV - Suspense	(8,419.00)
A/R - PBV SUBSIDY	6,231.00
A/R - VOUCHER SUBSIDY	4,428.00
DUE FROM PARTNERS	100.00
DUE TO/FROM-OTHERS (OPERATIONS)	4,641.18
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(8,270.05)
Total Accounts Receivable	10,687.63

Deposits & Escrows

REAL ESTATE TAX ESCROW	39,883.64
PROPERTY & LIABILITY INSURANCE ESCROW	117,094.03
RESERVE FOR REPLACEMENTS	83,198.77
ESCROWS - OTHER	302,183.32
OPERATING RESERVE FUND	25,093.82
AFFORDABILITY RESERVE	158,586.79
Total Deposits & Escrows	726,040.37

Other Current Assets

PREPAID PROPERTY INSURANCE	55,749.00
Total Other Current Assets	55,749.00

Total Current Assets 1,412,421.89

Fixed Assets

LAND	550,000.00
BUILDINGS	10,961,370.79
MISC FIXED ASSETS	10,861.00

Depreciation & Amortization

ACC DEPR BUILDINGS	(3,850,760.00)
ACC DEPR - MISC FIXED ASSETS	(10,861.00)
Total Depreciation & Amortization	(3,861,621.00)

Total Fixed Assets 7,660,610.79

Other Assets	
DEPOSITS - RECEIVABLE	3,604.64
START-UP COSTS	46,000.00
LIHTC FEE	349,236.00
ACCUM. AMORT. - LIHTC MONITORING FEE	(204,006.00)
ACC - AMORT FINANCING FEES (Old)	(54,729.00)
RAR ADJ - ACCUM AMORTIZATION	(46,000.00)
Total Other Assets	94,105.64

Total Assets	9,167,138.32
Liabilities & Equity	

Liabilities	
Current Liabilities	
ACCOUNTS PAYABLE	170,794.93
ACCOUNTS PAYABLE - OTHER	291,957.37
ACTS PAY - RES EXCESS HSING ASST P	58.00
ACCRUED 1ST MORTGAGE INTEREST PAYABLE	1,013,048.20
ACCRUED INTEREST PAYABLE - 2ND MORTG.	6,381.00
ACCRUED EXPENSE	6,857.00
SECURITY DEPOSIT REFUNDS IN TRANSIT	3,592.92
Total Current Liabilities	1,492,689.42

Other Current Liabilities	
SECURITY DEPOSIT LIABILITY	53,856.00
SECURITY DEP INT LIABILITY	1,411.53
PREPAID RENTS	18,619.49
Total Other Current Liabilities	73,887.02

Long Term Liabilities	
DEFERRED FINANCING FEES	(134,334.82)
1ST MORTGAGE PAYABLE	1,205,661.93
2ND MORTGAGE PAYABLE	2,815,931.00
Total Long Term Liabilities	3,887,258.11

Total Liabilities	5,453,834.55
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Equity	
Retained Earnings	3,691,501.04
Current Net Income	21,802.73
Total Equity	3,713,303.77

Total Liabilities & Equity	9,167,138.32
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Sarasota Housing Authority (SHA)
269 South Osprey Avenue
Sarasota, FL 34236

Development Ad Hoc Committee Meeting
1300 Blvd of the Arts, Sarasota, FL 34236
August 14, 2025 | 4:30 pm

I. CALL TO ORDER: The Development Ad Hoc Committee meeting was called to order at 4:41 pm.

II. ROLL CALL

Commissioners Present: Jack Meredith, John Colón, Ernestine Taylor, Philip DiMaria and David Morgan

Committee Members Not Present: None

SHA Personnel: William Russell and Andrea Keddell

Development Partners/Invited Attendees: Jake Zunamon (Video) and Joe Chambers (Video)

III. DEVELOPMENT PROJECT UPDATES

A. McCown Tower North/Parking Garage (Interim Parking Solutions)

- Mr. Chambers reported the City is interested in sponsoring 2 levels of parking to support the community. Design plans are moving forward, with or without their involvement. If the City does not sponsor any parking the parking levels would be eliminated from the design plans. The current estimate, per parking space, is \$50K per space.
- Commissioner Meredith expressed feeling better about his concerns from the last meeting on the proximity of the new tower to the existing tower, after his review of other zero lot line properties and the actual street width.
- Commissioner Meredith asked for an update on the project as a whole. Mr. Zunamon responded there's no firm financial commitment from the City at this time, but they should be able to close by end (Q4) of 2026. The parking issues need to be figured out and finalized, as well as the unit make-up (i.e. studio's vs 1-bedroom units).
- Mr. Zunamon also recommended utilizing vouchers on all the 96 units to assist with financing and to close the subsidy gap. Mr. Russell reported that SHA is applying for \$8 million in Resilient SRQ funds for this project.
- Additional discussion took place on financing for this project and the benefit of vouchers vs mixed financing. Pros/cons were also discussed with regard to efficiencies vs 1-bedroom models. Commissioner Morgan asked for the plans and the unit breakdown be brought to the next meeting.

B. Groundbreaking (Cypress II & Lofts II)

- Mr. Russell reported that they're looking to hold this event on Wednesday, 9/17/25. They are proposing to hold both groundbreaking events on the same morning.

- One suggestion was made, given that there is limited parking at Lofts, to hold the event at the Cypress clubhouse and then provide bus transportation for those wanting to visit the Lofts II site and have a groundbreaking (shovel) photo opportunity. Commissioner Meredith also suggested that graphics and talking points could also be done to showcase the Lofts II project.
- Commissioner Morgan offered to see about getting SHA access to the gravel parking area near Planned Parenthood that would allow for 40 to 50 parking spaces and then hold the program at the Loft's lobby. Then SHA could provide transportation to Cypress for an additional (shovel) photo opportunity. This seemed to be the preferred way, if parking could be made available.
- Commissioner Morgan also suggested providing some sort of breakfast sandwiches and coffee at the event. He's offered to look into some options.
- Commissioner Colón inquired if there was signage yet for these projects. Mr. Chambers stated that this needs to be done for both projects.
 - Signs with the appropriate logos will need to be up prior to the groundbreaking event.

C. Cypress Square II (Courts-Phase II) / Amaryllis Park Place III

- Mr. Chambers reported that construction progress is going well. Expected to go vertical in the next 2 weeks. The project is anticipated to be completed by the end of next year (September 2026).

D. Lofts on Lemon (Phase II)

- Mr. Zunamon reported that financing closed for the project and the project has moved to the construction phase.
- Commissioner Meredith inquired again about a date for the groundbreaking event. Mr. Chambers suggested holding off until September/October, with the colder weather. Mr. Russell proposed the idea of holding a dual groundbreaking for Lofts II and Cypress III and providing bus transportation between the 2 developments. The event could be held at one site and then transportation can be made to view the other site. This was well received and would be considered.

E. Cypress Square III (Courts-Phase III)/Amaryllis Park Place IV & Central Gardens (22nd St)

- Mr. Zunamon shared that plans are being updated to be presented to the planning board. The County awarded this project \$2.5 million in Disaster Recovery funds (Resilient SRQ) for this 100-unit development (39 for Central Gardens and 61 for Amaryllis IV). Financial closing for the project should happen by the end of the 1st quarter of 2026 (March).
- The project is reported to be on track with funding requirement deadlines.

F. Consideration of Letter from Community Leaders asking to Reinstate Former Courts Names into new Amaryllis Park Place Campus Developments

- Mr. Russell reported receiving a letter from Walter Gilbert and other Newtown community leaders providing reasons why the former local leader names (i.e. Bethune Court, Gore Court, Carver Court, Gregg Court, Mays Court, and Reed Court) should be recognized within the Amaryllis Park Place campus for historical purposes.

- It was suggested that a placard on the building(s) may suffice or one plaque at the community building, by mailboxes or the sidewalk.

G. Miscellaneous Items

- Mr. Russell reported the city Public Art Committee approved the designation of \$30K towards the mural proposed for Amaryllis Park Place. A call for artists will be going out. Commissioner Morgan asked for more information on this, as he may have an artist interested in submitting a proposal.
- Commissioner Morgan asked for an update on the single-family home design from previous meetings. He states he may have a contractor interested in bidding. Mr. Russell believes SHA is prepared to go out to bid but will need to get information from Lance Clayton. Mr. Russell may have some private donors that may want to contribute to this project.
- Commissioner Morgan inquired about the request by the developer to bury the lines behind the Annex. He asked Mr. Russell to review the agreement that was entered into to ensure that they are holding up their end of the agreement and do what they stated they would do.

IV. ADJOURNMENT

The Development Ad Hoc Committee Meeting was adjourned at 5:32 pm.

HOUSING CHOICE VOUCHER MONTHLY BOARD REPORT-2025

HAP Utilization YTD

All HAP Funds 110 %

Annual ABA only 108%

Leasing Update

	January	February	March	April	May	June	July	August	September	October	November	December
Homeownership	26	25	25	25	24	23	23	24				
Family Unification Program	48	48	48	46	48	46	46	43				
Foster Youth to Independence	6	6	6	7	8	9	9	12				
Port out vouchers that belong to us	22	24	24	32	35	39	41	45				
Veterans Supportive Vouchers Housed	209	210	215	212	223	215	216	231				
Tenant Protection Vouchers	113	112	113	104	110	103	108	108				
Regular Vouchers leased up	1031	1031	1030	1022	1022	1012	1010	1003				
Project Based Vouchers	274	278	278	282	293	293	292	292				
Mainstream	132	130	128	124	127	125	125	122				
Emergency Housing Vouchers	50	50	51	51	52	51	51	49				
City Homeless Preference	31	30	33	32	39	40	43	35				
YMCA Homeless Preference	15	15	15	15	15	15	15	15				
Total Vouchers Leased first of month	1957	1959	1966	1952	1996	1971	1979	1979	0	0	0	0

Port In vouchers that we administer for other agencies

2 2 2 3 8 13 15 21

Total vouchers issued and not leased up

29 35 25 18 23 9 13 15

Homeless Preference Report

	YMCA	CITY
Number of Vouchers Approved	15	60
Number of Vouchers Leased	15	35
Number of Referrals pending approval	0	0
Number of Referrals looking for units	0	0
Number of Empty Slots without a Referral	0	25

Report Instructions: Run VMS Summary Rpt

Sarasota Housing Authority

HUD - 50072: PHAS Management Operation Certification

Program: McCown Tower Project: All Projects Date From: 04/01/2025 Through: 07/31/2025

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	43
V12500	Total number of vacancy days exempted for Capital Fund.	0
V12600	Total number of vacancy days exempted for Other.	0
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	2
V12800	Average number of calendar days units were in downtime.	11.00
V12900	Average number of calendar days units were in make ready time	10.50
V13000	Average number of calendar days units were in lease up time.	0.00
V13100	Average unit turnaround days.	21.50

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	68
W10100	Total number of emergency work orders completed / abated within 24 hours.	67
W10200	Percentage of emergency work orders completed / abated within 24 hours.	98.53%

Sub Indicator # 3: Work Order (Non-Emergency)

Code	Description	Result
W10500	Total number of non-emergency work orders.	357
W10600	Total number of calendar days it took to complete non-emergency work orders.	769
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	2.84
W10800	Average completion days.	2.15

Totals for McCown Tower Rent: \$32,916.00 Paid: \$32,915.94 (100.0%)

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: Annex Project: All Projects Date From: 04/01/2025 Through: 07/31/2025

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	29
V12500	Total number of vacancy days exempted for Capital Fund.	0
V12600	Total number of vacancy days exempted for Other.	0
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	2
V12800	Average number of calendar days units were in downtime.	0.00
V12900	Average number of calendar days units were in make ready time	0.50
V13000	Average number of calendar days units were in lease up time.	14.00
V13100	Average unit turnaround days.	14.50

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	22
W10100	Total number of emergency work orders completed / abated within 24 hours.	22
W10200	Percentage of emergency work orders completed / abated within 24 hours.	100.00%

Sub Indicator # 3: Work Order (Non-Emergency)

Code	Description	Result
W10500	Total number of non-emergency work orders.	283
W10600	Total number of calendar days it took to complete non-emergency work orders.	1743
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	0.00
W10800	Average completion days.	6.16

Totals for Annex Rent: \$27,549.00 Paid: \$27,549.00 (100%)

Sarasota Housing Authority

HUD - 50072: PHAS Management Operation Certification

Program: Bertha Mitchell Project: All Projects Date From: 04/01/2025 Through: 07/31/2025

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	219
V12500	Total number of vacancy days exempted for Capital Fund.	236
V12600	Total number of vacancy days exempted for Other.	0
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	9
V12800	Average number of calendar days units were in downtime.	4.00
V12900	Average number of calendar days units were in make ready time	1.78
V13000	Average number of calendar days units were in lease up time.	18.56
V13100	Average unit turnaround days.	24.33

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	154
W10100	Total number of emergency work orders completed / abated within 24 hours.	150
W10200	Percentage of emergency work orders completed / abated within 24 hours.	97.40%

Sub Indicator # 3: Work Order (Non-Emergency)

Code	Description	Result
W10500	Total number of non-emergency work orders.	163
W10600	Total number of calendar days it took to complete non-emergency work orders.	727
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	1.78
W10800	Average completion days.	4.46

Totals for Bertha Mitchell Rent: \$39,593.35 Paid: \$32,123.00 (81.1%)

Sarasota Housing Authority
HUD - 50072: PHAS Management Operation Certification
Program: SVC Project: All Projects Date From: 04/01/2025 Through: 07/31/2025

Sub Indicator # 1: Vacant Unit Turnaround Time Summary

Code	Description	Result
V12400	Total number of turnaround days	0
V12500	Total number of vacancy days exempted for Capital Fund.	0
V12600	Total number of vacancy days exempted for Other.	0
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	0
V12800	Average number of calendar days units were in downtime.	0.00
V12900	Average number of calendar days units were in make ready time	0.00
V13000	Average number of calendar days units were in lease up time.	0.00
V13100	Average unit turnaround days.	0.00

Sub Indicator # 3: Work Order (Emergency)

Code	Description	Result
W10000	Total number of emergency work orders.	1
W10100	Total number of emergency work orders completed / abated within 24 hours.	1
W10200	Percentage of emergency work orders completed / abated within 24 hours.	100.00%

Sub Indicator # 3: Work Order (Non-Emergency)

Code	Description	Result
W10500	Total number of non-emergency work orders.	1
W10600	Total number of calendar days it took to complete non-emergency work orders.	1
W10700	Avg. number of days PHA has reduced the time it takes to complete non-emergency work orders over the past 3 years.	7.89
W10800	Average completion days.	1.00

Totals for SVC Courts Rent: N/A Due to Relocation

Resident Characteristics Report

As of July 31, 2025

Program type : **Public Housing**

Level of Information : **State**

Effective Dates Included : **April 1, 2024** through **July 31, 2025**



Download in Excel



Print Page



Back to Report

NOTE: Percentages in each area may not total 100 percent due to rounding.

Units Information

State	ACC Units	50058 Required	50058 Received
US	873,533	720,102	671,774
FL	23,403	19,085	16,837

Income Information

Distribution of Average Annual Income as a % of 50058 Received										
State	Extremely Low Income, Below 30% of Median		Very Low Income, 50% of Median		Low Income, 80% of Median		Above Low Income, 81%+ of the Median		Geo-Coded Income Data Not Available In PIC Data Systems	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
US	316,826	46	175,948	26	102,486	15	68,086	10	23,011	3
FL	9,245	50	4,491	24	2,727	15	1,593	9	585	3

Average Annual Income (\$)	
State	Average Annual Income
US	19,302
FL	19,365

Distribution of Annual Income as a % of 50058 Received							
State	\$ 0	\$1 - \$5,000	\$5,000 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	\$20,001 - \$25,000	Above \$25,000
US	6	10	8	31	13	9	24
FL	3	8	7	36	12	8	24

Distribution of Source of Income as a % of 50058 Received ** Some families have multiple sources of income **					
State	With any wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With No Income
US	32	30	57	20	3
FL	34	32	60	21	2

TTP/Family Type Information

Distribution of Total Tenant Payment as a % of 50058 Received

State	\$0	\$1 - \$25	\$26 - \$50	\$51 - \$100	\$101 - \$200	\$201 - \$350	\$351 - \$500	\$501 and Above
US	0	4	7	3	6	33	16	30
FL	0	0	7	4	6	38	14	31

Average Monthly TTP (\$)

State	Average Monthly TTP
US	466
FL	464

Distribution of Family Type as a % of 50058 Received

State	Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-elderly, No Children, Non-Disabled		Non-elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled		Non-elderly, No Children, Disabled		Non-elderly, with Children, Disabled		Female Headed Household with Children	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
US	120,117	18	4,548	1	106,810	16	197,532	29	131,398	19	4,776	1	94,737	14	26,439	4	212,476	31
FL	3,200	17	130	1	2,061	11	6,550	35	4,066	22	148	1	1,734	9	752	4	7,150	38

Average TTP by Family Type (\$)

State	Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-elderly, No Children, Non-Disabled	Non-elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-elderly, No Children, Disabled	Non-elderly, with Children, Disabled	Female Headed Household with Children
US	495	778	522	467	419	668	388	514	463
FL	429	800	587	513	366	596	383	488	508

Family Race/Ethnicity Information

Distribution by Head of Household's Race as a % of 50058 Received

State	White Only	Black/African American Only	American Indian Or Alaska Native Only	Asian Only	Native Hawaiiin/Other Pacific Islander Only	White, American Indian/Alaska Native Only	White, Black/African American Only	White, Asian Only	Any Other Combination
US	52	42	1	2	1	0	1	0	1
FL	37	61	0	0	0	0	0	0	0

Distribution by Head of Household's Ethnicity as a % of 50058 Received

State	Hispanic or Latino	Non - Hispanic or Latino
US	27	73
FL	25	75

Household Information

Distribution by Household Members Age as a % of Total Number of Household Members

State	0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
US	141,044	10	335,669	24	472,727	34	145,040	10	255,606	18	31,624	2
FL	4,475	11	12,968	31	13,512	32	3,081	7	7,330	17	1,131	3

Distribution by Household Size as a % of 50058 Received

State	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons	9 persons	10+ persons
US	51	21	13	8	4	2	1	0	0	0
FL	44	22	15	10	5	3	1	0	0	0

Total Household Members and Average Household Size

State	Total Number of Household Members	Average Household Size	Total Number of Households
US	1,381,676	2	686,357
FL	42,495	2.3	18,641

Distribution by Number of Bedrooms as a % of 50058 Received

State	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
US	6	35	31	23	5	1
FL	11	28	28	25	6	1

Length of Stay Information

Distribution by Length of Stay as a % of 50058 Received (currently assisted families)

State	Less than 1 year		1 to 2 years		2 to 5 years		5 to 10 years		10 to 20 years		Over 20 years	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
US	118,689	17	53,204	8	113,269	17	134,803	20	138,747	20	127,645	19
FL	2,928	16	1,554	8	3,488	19	4,498	24	4,194	22	1,979	11

Janie's Garden Occupancy Report-2024

Month-End: July 2025

Phase I						
	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
RAD PBV (26)	25	1	24	26	0	96%
LIHTC (41)	40	1	18	10		98%
PBV - None						
Market (19)	18	1	19	4		94%
Total (86)	83	3	61	40	0	96%

Phase II						
	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
RAD PBV (21)	20	1	26	21	0	95%
LIHTC (33)	31	2	12	7	0	94%
PBV (14)	14			14	0	
Market(0)						
Total (68)	65	3	38	42	0	95%

Phase III						
	Occupied	Vacant	Total	# Subsidized	# of	Occupancy
PBV/TPV (26)	23	3	31	0	0	87%
LIHTC (18)	18	1	17	9		94%
PBV (40)	38	2		14		95%
Market (14)	14	0		1		100%
Total (72)	93	6	48	24	0	94%

UNIT TURNAROUND TIME (Average # of Days/Per Month/Per Unit) - 2025-26

Total Number of Vacant Days Per Month														
	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	YTD	YTD-Ave
SARASOTA HOUSING AUTHORITY													#Units	Per Month
McCown Towers (LIHTC)	43	-	-	-									2	21.50
Annex	-	29	-	-									2	14.50
Bertha Mitchell	3	102	58	56									9	24.33
Courts (SVC-PBV)	-	-	-	-									-	-
SARASOTA HOUSING FUNDING CORPORATION														
King Stone	-	21	-	-									1	21.00
Diamond Oaks	-	-	26	43									2	34.50
Flint River	-	-	-	-									-	-
Homes	-	-	-	-									-	-

(-) = 0

WAIT LIST REPORT - FY 2025-26

Number on List/Open or Closed

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
McCown Towers (LIHTC)	Closed	Closed	Open	Closed								
	46	44	182	212								
Annex	Closed	Closed	Open	Closed								
	47	44	473	515								
Bertha Mitchell	Closed	Closed	Open	Closed								
	87	78	2343	1978								
King Stone-NSP	Closed	Closed	Closed	Closed								
	119	119	120	120								
Diamond Oaks-NSP	Closed	Closed	Closed	Closed								
	17	17	16	14								
Flint River	Closed	Closed	Closed	Closed								
	27	30	31	31								
Single Family Homes-NSP	Closed	Closed	Open	Closed								
	2	2	1203	1163								
HCV/Section 8	Closed	Closed	Closed	Closed								
	171	173	176	181								

MEMO

To: William Russell
From: Lance Clayton
CC: File
Date: August 22, 2025
Re: **CFP Report – July**

ONGOING PROJECTS:

Annex – Non-CFP

Annex Emergency Stairway Exit, Painting, and HVAC Repairs and Replacements – Work began on January 6th, P=Tac sleeve replacement and transfer fan work is finalized. Stucco sounding were completed, west side stucco repairs are being worked on now and Banyan is working on pricing a new stairwell for the east side of the building. The new corridor HVAC is up and running. The condo project behind the Annex is still causing delays, especially the pad for the bulk garbage and trash compactor pad. The contractor of the condo project is in the process of removing all of there material off our site which will enable our contractor to begin building the dumpster pads.

Annex Interior Renovations - Hoyt has the preliminary plans for this project complete and we are going to do a test unit in September to see what plumbing, electrical might need to be relocated in each unit to open the kitchen up to the living room.

Bertha Mitchell - CFP

Bertha Mitchell – HVAC, HWH, and phase III of Sewer repairs & Bertha Mitchell – New exterior doors, new kitchen cabinets and countertops, and new bathrooms – DuCon Construction is continuing to work with the City to obtain permits. I am meeting with DuCon on Monday to complete the field measurements for the new Kitchen cabinets.

In approximately 62 units, new work will consist of New Kitchen Cabinets, Countertops and fixtures. New bathrooms including tile and fixtures, replacing the drywall ceilings with a concrete board to be more moisture resistant. The gas HWH's are being replaced with electric. All HVAC units that have not been replaced in more than 5 years are being replaced and will be moved from the attic to a closet down in the units. This work also includes new electrical panels and exterior doors.

GENERAL

NSP Homes – Working on plans and specification for the lot on Osprey. Architects are working on the RFP scope so this can be but out to bid. We will be issuing a RFP for this new home.

Hurricane Cleanup – FEMA is finalizing the assistance we are set to receive from Hurricane Milton. All work has been completed except for a new roof at Kingstone. Still waiting for a decision from FEMA on the amount of assistance we will be receiving.

End of Report

Resident Services Report – August 2025

Adult Programs & Services

Resident service staff seek and support community partnerships and act as liaison between families, property managers, schools, and other non-profit organizations and social service providers throughout the community. SHA provides resources, support services, and referrals to families and individuals in need. Resident service staff also assist and support residents with the process of applying for jobs, educational programs, scholarship opportunities, SNAP/Medicaid benefits, SafeLink wireless service, ELC childcare vouchers, and much more. Resident Services staff assist section 8 residents with section 8 paperwork and often provide a link between SHA residents and our Osprey office. Through an inter-agency agreement, SHA refers clients to the Caring Collective's Community Benefits Specialist Program for one-on-one assistance with social security, SNAP, Medicaid and unemployment applications.

Youth Thrive

SHA Youth Thrive's Summer Enrichment Program ended with a student presentation for parents and family members, followed by a celebratory end-of-summer luncheon. Students gave a brief performance of their Daily Affirmations and Emotional Chakras, as well as individual posterboard presentations of their summer art and projects to their parents. A significant part of their end-of-summer presentation was inspired and planned by our awesome New College of Florida Intern, Tyaveon Levit.

SHA Youth Thrive's Program Coordinator resigned with no notice on day 5 of our Summer Enrichment Program. This unfortunate action had the potential to throw our summer program into disarray, but thanks to the awesome team spirit and dedication of Lakeshia Tart (Youth Thrive Academic & Attendance Coach) and Tyaveon (Ty), it proved to be one of the best summer enrichment programs we have had.

On August 5th, we held our Book Rich Environment Back-to-School event, at which youth received backpacks filled with school supplies and free books. The back portable of our Learning Center was filled with community partners striving to engage our youth, and teens in particular, with programs ranging from Education Foundation's Future-Ready Scholars program, to Healthy Teens, and 4H.

SHA Youth Thrive's After School Program is now in full swing. We are short-staffed until the Youth Thrive Coordinator position is filled. Combined with our on-going need to transport students to/from the Learning Center, due to redevelopment of The Courts into phases 2 and 3 of Cypress Square, we are managing increased work demands with insufficient staff but managing well thus far. If possible, I can see us continuing to offer transportation to/from the Learning Center into the future beyond completion of Cypress Square, if it enables Section 8 youth living near and north of Martin Luther King, Jr. Blvd to participate in our programs as they currently do. They and their parents seem very grateful for the opportunity.

McCown Towers

McCown residents benefit from a consistent monthly calendar of support and life-enrichment programs and services, from onsite medical services and consultations to onsite therapy appointments, to an ice cream celebration (in August), monthly food pantry, Walmart trip, Health Day presentation from the Department of Health, and a hurricane preparation information presentation with supplies give-away. Beginning in September, and in partnership with SRQ Strong, we will host monthly Lunch N' Learns the last Wednesday of every month. Each month, lunch will be paired with either an educational presentation or fun activity. We are grateful to SRQ Strong for providing funding for the purchase of food for the Lunch N' Learns.

Homeownership

In the past month, SHA celebrated a major milestone as one family officially closed on their new home—thanks to our ongoing partnership with Habitat for Humanity. The family of six now owns a beautiful two-story, three-bedroom house complete with a spacious backyard, offering plenty of room to grow and thrive.

Additionally, SHA received exciting news that three more families have been preapproved to purchase homes through our Homeownership Program. Two of these families are on track to close by the end of August and will benefit from down payment assistance provided by Manatee County.



Ms. Vicky U. Property Manager

Ms. Ara A. Senior Service Coordinator

August 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 RENT DUE! Office closed !	2 Bingo 6pm
3	4 Therapist on site	5 Last day to pay rent! Movie Day 1pm	6 Therapist on site	7 Lifestyle class 2pm Bingo 5pm	8 Office closed!	9 Bingo 6 pm
10	11 Therapist on site Mote Marine at 1pm?	12 Walmart trip 10am	13 Therapist on site Ice cream day 11 am	14 Lifestyle class 2pm Ad Hoc Committee Meeting 4.30 pm	15 Office closed !	16 Bingo 6 pm
17	18 Therapist on site Hurricane give away at 11am	19 Pest control ONLY problem units Movie Day 1pm	20 Food bank at 10.30 am.	21 Lifestyle class 2pm Bingo 5pm	22 Office closed	23 Bingo 6 pm
24	25 Therapist on site.	26 Health Day 10 am by the health department	27 Therapist on site. Annual Board Meeting 4.30 pm	28 Lifestyle class 2pm Bingo 5pm	29 Office closed!	30 Bingo 6 pm

- Everyone is welcome to **Movie Days** on Tuesday August 5, Tuesday 19, Monday 25 at 1pm
- Learn and have fun at **Lifestyles class** Every Thursday at 2pm.
- **Hurricane give away** information, hurricane supplies bags and snacks, all our tenants are invited. Monday August 18 at 11am
- **Mote Marine** will be here Monday August 11 at 1pm with a life marine lecture.
- Cool Off at the boardroom **the Ice cream day**. Wednesday August 13 at 11 am
- The health department will do a **mini health checkup**. August 26 at 10 am
- **SPECIAL NEEDS TRANSPORTATION**, please if you need assistance during a hurricane, sign up online at Sarasota County hurricane preparedness or come to see Ms. Ara for assistance to be enrolled in.
- **FOOD BANK**. Wednesday 20 at 10.30 am. Brings your bags.

- SHA activities are a PRIVILEGE not an OBLIGATION, if you are not satisfied with these services, you do not have to participate; but whether you choose to participate or not, you must follow the rules.
- **PARKING:** Tenants and visitors. Please DO NOT park in the emergency line this is only for ambulances, fire department and the police. Your vehicle will be tagged and might be towed at your expense.
- **AC Units.** To prevent mold growth in your apartment, set your thermostat **NO higher than 78°F**. Any temperature higher than 78°F could cause mold to grow in the apartment. Also having the AC running with the windows or doors open will break the AC. This repair might be at tenant expense.
- **HURRICANE PREPARNESS GUIA.** Please make sure that you have all the hurricane supplies that you are going to need.
- **ATTENTION.** If you need any document from your file you need to wait 24 to 48 hrs after your request. ATENCIÓN. Si necesita algún documento de su expediente, deberá esperar de 24 a 48 horas desde su solicitud. // УВАГА. Якщо вам потрібен будь-який документ з вашої справи, вам потрібно буде зачекати від 24 до 48 годин після вашого запиту.
- **MAINTENANCE.** concerns **MUST** be reported to the office. **NOT maintenance** they are busy, and they will forget your request. This delays your work order. This delays your work order. After-hours work orders, which are NOT emergencies or are due to tenant damage, will result in a tenant charge. After-hours: work orders which are **NOT an emergencies or if they are due to tenant damage will result in a tenant charge.**
- We had received several complaints about some tenants letting their dogs running in hallways or outside without a leash. This is a violation of your contract and will be a write-up.

